



RETAIL PROPERTY FOR LEASE

PRIME FREESTANDING RETAIL

43931 FARMWELL HUNT PLAZA, ASHBURN, VA 20147



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,000
Lease Rate:	Negotiable
Year Built:	1996
Co-tenants:	Lotte Plaza Market CVS KFC M&T Bank Jiffy Lube Manhattan Pizza

PROPERTY HIGHLIGHTS

- 3,000 sf freestanding building located on an out parcel to the grocery anchored Ashburn Town Square SC
- Prominently located at the intersection of Farmwell Rd. & Ashburn Village Blvd.
- Conveys with two drive thru lanes
- Ample free surface parking available on site (9.67 per 1,000 sf ratio)
- Easy accessibility with multiple points of ingress and egress.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,198	30,538	70,767
Total Population:	13,126	89,549	194,171
Average HH Income:	\$168,428	\$168,142	\$157,401

SITE PLAN



LOTTE market

ASHBURN BAGEL & SANDWICH SHOP

CVS pharmacy

Chin-Chin Cafe
ASIAN KITCHEN & SUSHI BAR

Manhattan
PIZZA

M&T Bank

SITE

KFC

EXXON

SUNOCO

IHOP
RESTAURANT

WORLD'S
FUDDRUCKERS
RESTAURANT

ALEHOUSE
EAT. DRINK. RELAX.

Michener Dr

Ashburn Village Blvd

Farmwell Rd

64

RETAILER MAP



GLOBAL FOODS
BUFFALO WING FACTORY
Advance! Auto Parts

CVS pharmacy



FODDRUCKERS
IHOP RESTAURANT
STARBUCKS COFFEE
POTBELLY SANDWICH SHOP

Giant
CHIPOTLE MEXICAN GRILL
Panera BREAD
RED ROBIN
SUBWAY

GOLDS GYM

Lost Rhino Brewing Co

THE HOME DEPOT

Ashburn Medical Center

amc THEATRES
BURGER 21 DRAFTED BURGERS AND SHAKES
SEÑOR TEQUILA'S
BLACKFINN

PRIME FREESTANDING RETAIL

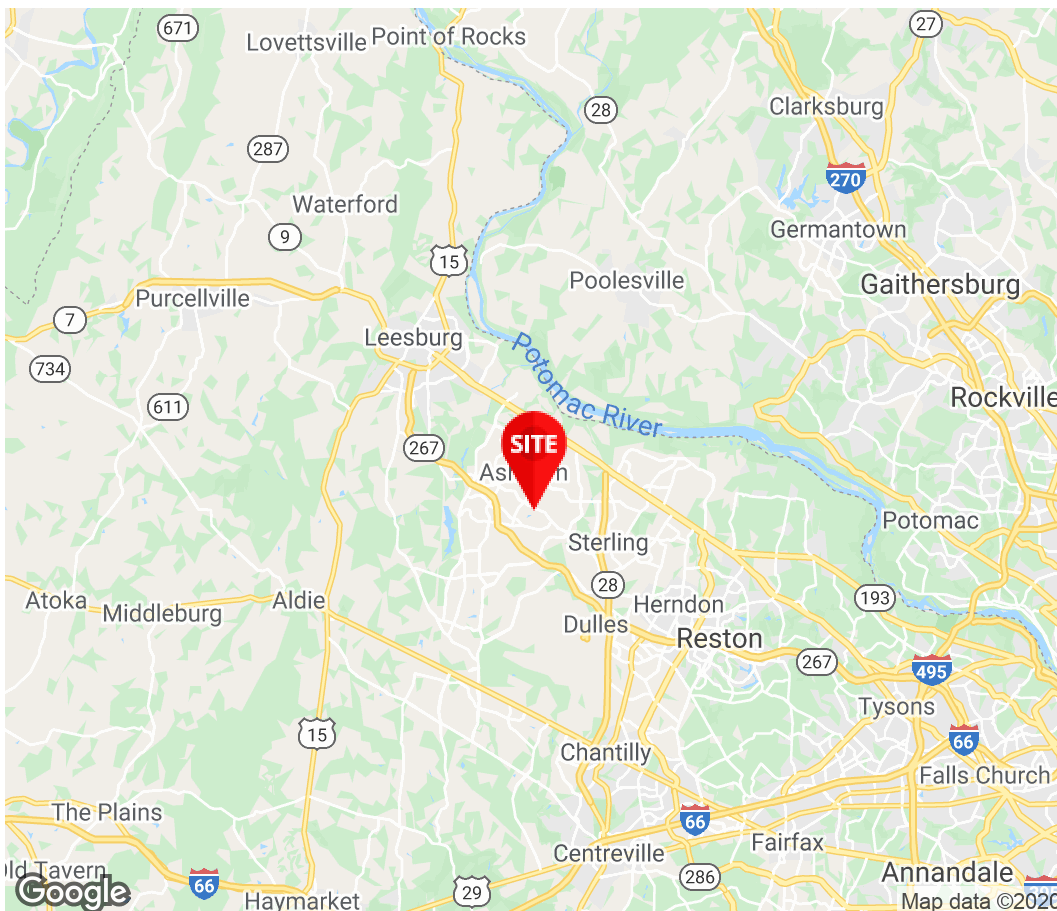
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ADDITIONAL PHOTOS



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