



BRADDOCK SPRING CENTER

GUM SPRING RD & BRADDOCK RD | LOUDOUN COUNTY, VA

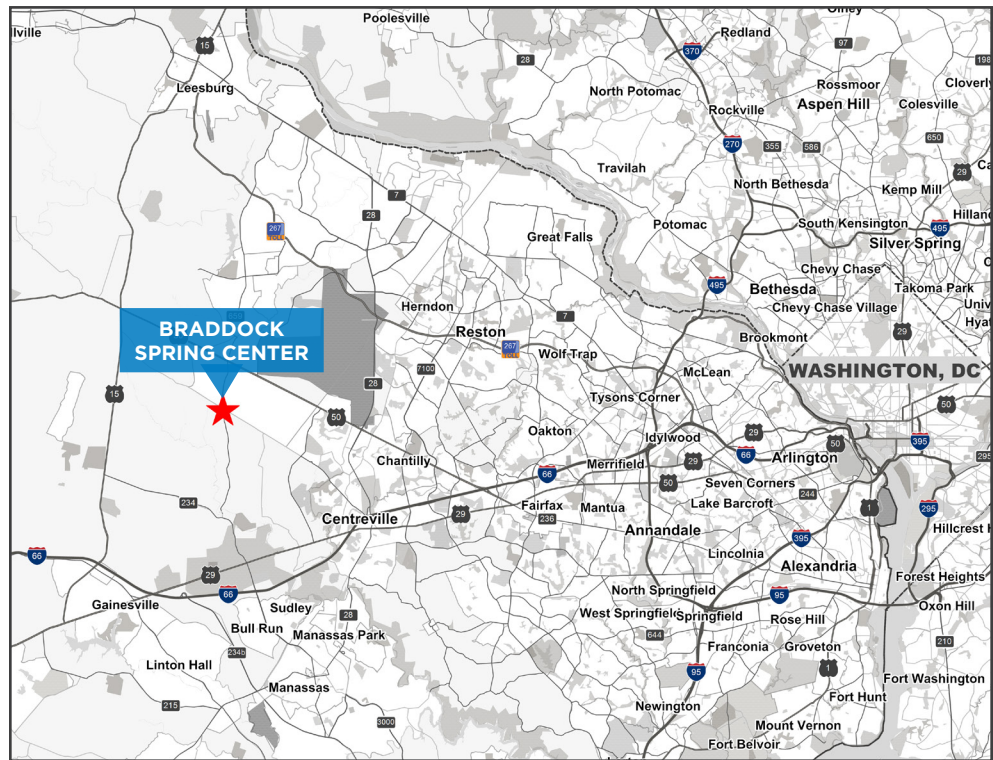
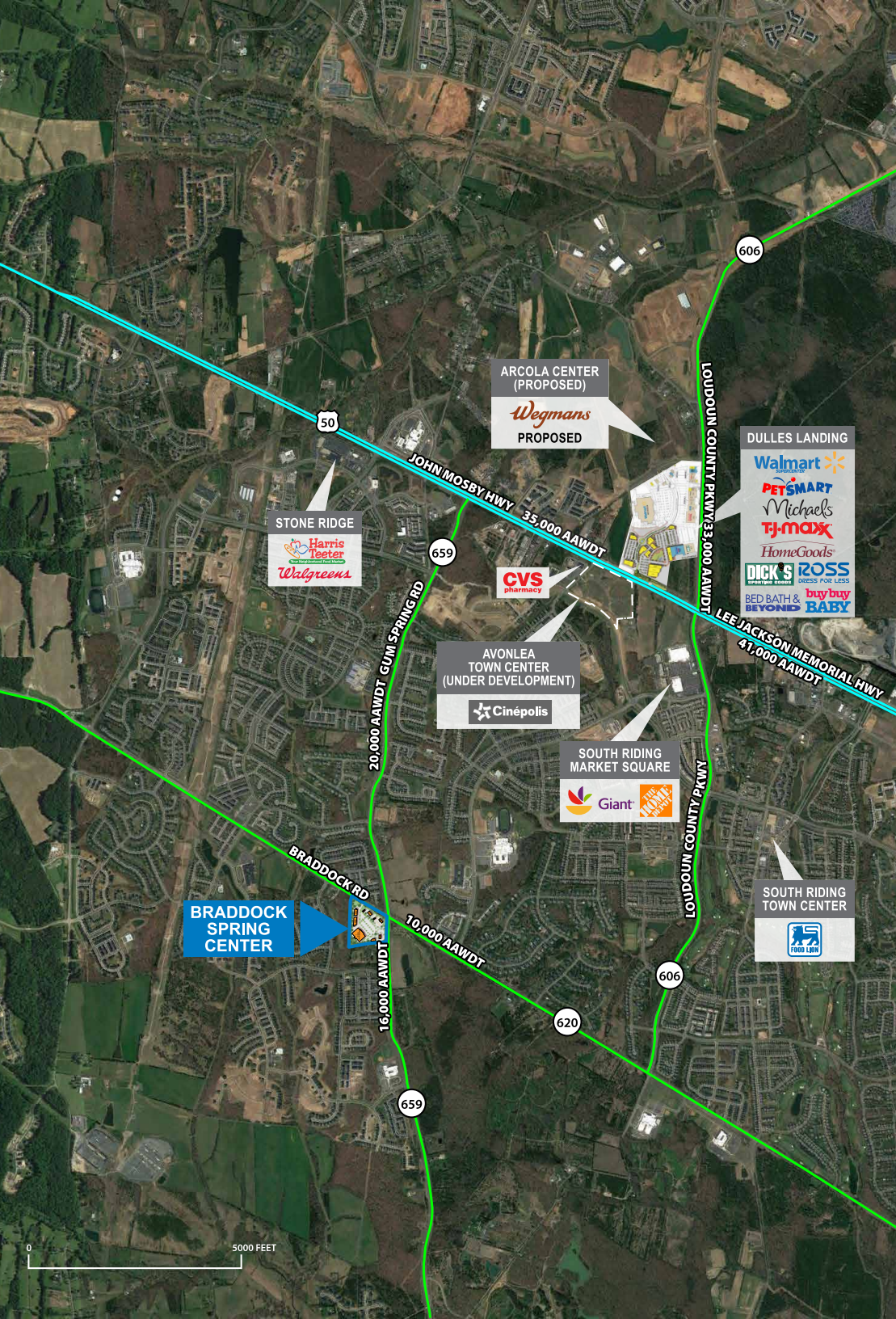
A 16-acre site that will feature over 90,000 square feet of retail and dining options. The proposed development is conveniently located at the intersection of Gum Spring Road (VA Route 659) and Braddock Road in Loudoun County, Virginia. Great visibility, frontage and an easily accessible location along Braddock and Gum Spring Road makes this an ideal retail and dining destination for local residents. Exciting anchors including national brands and regional merchants and crowd-pleasing retail and dining destinations will address an unmet retail demand in this local area.


Leased by: 
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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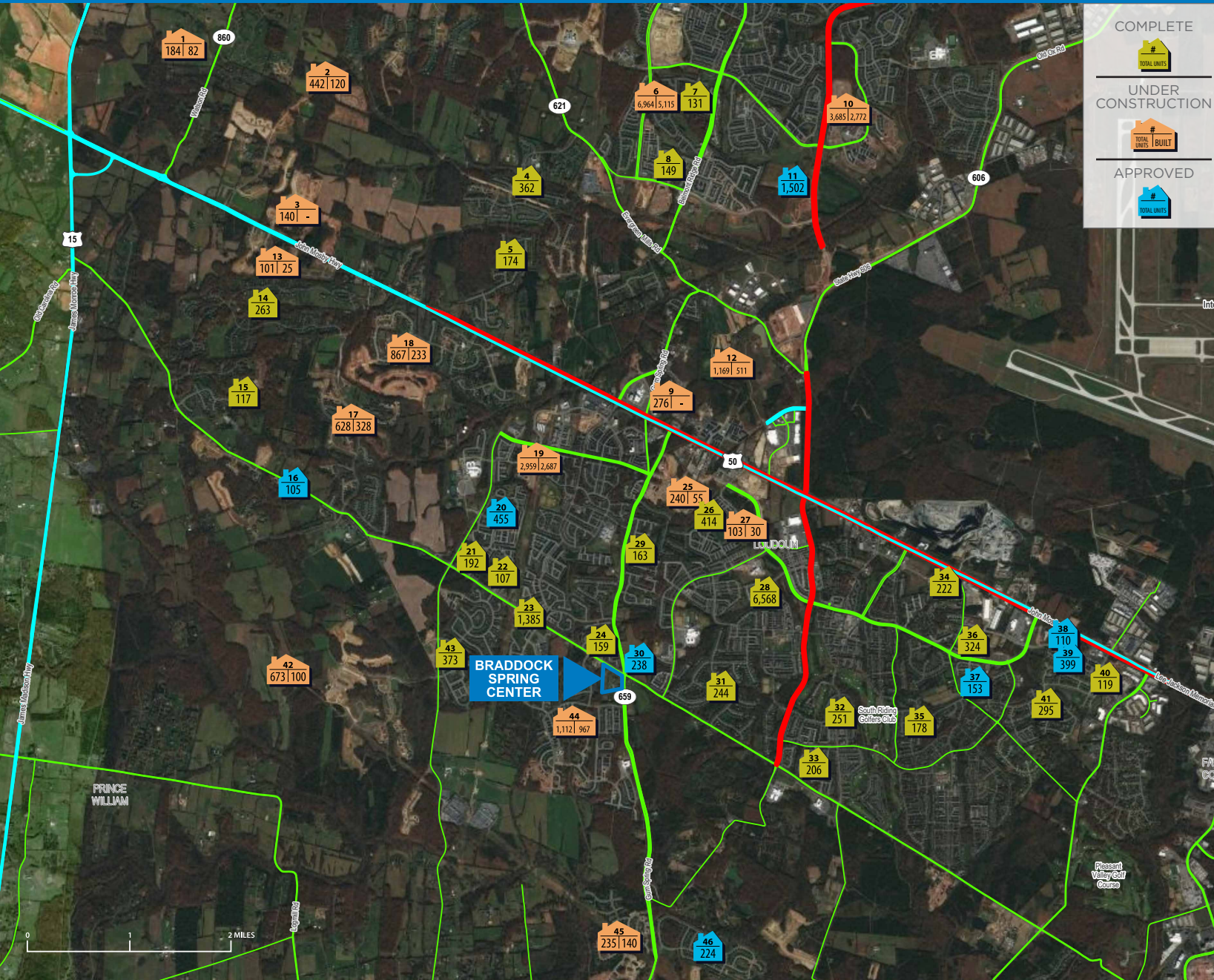
www.petersoncos.com
www.hrretail.com





	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	11,320	53,259	83,689
 TOTAL HOUSEHOLDS	3,435	16,583	25,552
 AVERAGE HOUSEHOLD INCOME	\$172,520	\$158,501	\$166,674

HOUSING DEVELOPMENT AERIAL



COMPLETE

UNDER CONSTRUCTION

APPROVED

#	DEVELOPMENT NAME	STATUS	TOTAL UNITS / BUILT
1	ESTATES AT CREIGHTON FARMS	UC	184 / 82
2	THE GRANT AT WILLOWSFORD	UC	442 / 120
3	WESTBURY GLEN	UC	140
4	THE GRANGE AT WILLOWSFORD	COMP	362
5	THE MEADOWS	COMP	174
6	BRAMBLETON	UC	6,964 / 5,115
7	BELMONT TRACE	COMP	131
8	TRENTE GROVE	COMP	149
9	GLASCOCK FIELD AT STONE RIDGE	UC	276
10	LOUDOUN VALLEY ESTATES I-III	UC	3,685 / 2,772
11	BRAMBLETON ACTIVE ADULT	APRD	1,502
12	ARCOLA CENTER	UC	1,169 / 511
13	ALDIE ESTATES	UC	101 / 25
14	LENAH RUN	COMP	263
15	ROCKBRIDGE	COMP	117
16	MCINTOSH ASSEMBLAGE	APRD	105
17	THE GROVE AT WILLOWSFORD	UC	628 / 328
18	LENAH MILL (FORMERLY WESTPORT)	UC	867 / 233
19	STONE RIDGE	UC	2,959 / 2,687
20	CD SMITH PROPERTY	APRD	455
21	STRATSHIRE CROSSING	COMP	192
22	GREENFIELD CROSSING	COMP	107
23	KIRKPATRICK FARMS	COMP	1,385
24	BRADDOCK CORNER	COMP	159
25	EASTVIEW AT STONE RIDGE	UC	240 / 55
26	AVONLEA	COMP	414
27	AVONLEA RESERVE	UC	103 / 30
28	SOUTH RIDING	COMP	6,568
29	LITTLE RIVER COMMONS	COMP	163
30	WHITMAN PROPERTY	APRD	238
31	CEDAR HUNT	COMP	244
32	SOUTH VILLAGE	COMP	251
33	ESTATES AT ELK RUN	COMP	206
34	EAST GATE THREE	COMP	222
35	POLAND ROAD PROPERTY	COMP	178
36	TOWNES AT EAST GATE	COMP	324
37	POLAND HILL AGE RESTRICTED	APRD	153
38	FOX GATE	APRD	110
39	EAST GATE ONE	APRD	399
40	WOODBURN	COMP	119
41	RIDINGS AT BLUE SPRING	COMP	295
42	THE GREENS AT WILLOWSFORD	UC	673 / 100
43	KIRKPATRICK WEST	COMP	373
44	SEVEN HILLS	UC	1,112 / 967
45	MARBURY	UC	235 / 140
46	DAWSONS CORNER	APRD	224
TOTAL			35,388 / 13,165

WHITMAN FARM NORTH
238 TOTAL UNITS
APPROVED

PAUL VI CATHOLIC HIGH SCHOOL
NEW CAMPUS
UNDER CONSTRUCTION

WHITMAN FARM SOUTH
15.87 ACRES
RETAIL
APPROVED

BRADDOCK CORNER
159 TOTAL UNITS
COMPLETED

SEVEN HILLS
1,112 TOTAL UNITS
941 EXISTING UNITS
149 UNDER CONSTRUCTION UNITS

0 200 FEET





CENTER HIGHLIGHTS

Highly desirable retail and dining location for residents.

Excellent visibility along Gum Spring Road and Braddock Road.

Six miles away from Washington Dulles International Airport (21.9 million annual passengers 2016).

Multiple access points

Pylon signage available



LEASING INFORMATION

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