

FOR LEASE



ASHBURN TOWN SQUARE

Lease Rate:
Negotiable

PROPERTY OVERVIEW

The 76,756 square foot grocery anchored, regional lifestyle center is located just three miles from the Washington Dulles International Airport. Anchored by Lotte Plaza and CVS, Ashburn Town Square boasts a diversified tenant roster to include popular dining choices, along with local and national specialty shops.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	4,462	30,280	61,228
Population:	13,862	89,467	180,652
Avg HH Income:	\$190,978	\$188,338	\$182,429

PROPERTY HIGHLIGHTS

- Loudoun County is one of the fastest growing and wealthiest counties in the United States.
- The average household income within a 5-mile radius is \$134,784.
- Employment in the county is expected to grow by more than 123% by 2030, mainly in the professional and business services.
- Minutes from major businesses like Verizon, Cisco Systems, Xerox and Raytheon

AVAILABLE SPACES

10

1,194 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

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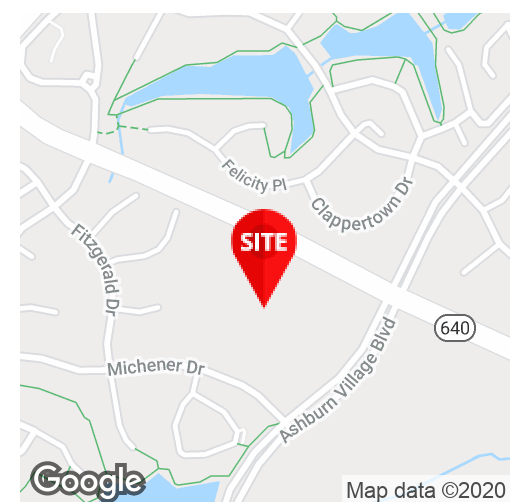
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|---|---------------------|----|------------------------|
| 1 | LOTTE MARKET | 9 | ASHBURN ARTS & FRAMING |
| 2 | FARMWELL | 10 | AVAILABLE |
| 3 | BEAU NAILS | 11 | WILLIAMS MARTIAL ARTS |
| 4 | CHIN CHIN CAFE | 12 | ASHBURN BAGEL SHOP |
| 5 | MANHATTAN PIZZA | 13 | FANTASTIC SAMS |
| 6 | LUV'N BERRY FROYO | 14 | RONALD RAY DDS |
| 7 | GNC | 15 | CVS |
| 8 | ASHBURN BARBER SHOP | | |



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