



**RETAIL PROPERTY FOR LEASE**

# ASHBURN SQUARE

20630 ASHBURN RD, ASHBURN, VA 20147



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	Negotiable
Lot Size:	0 Acres
Building Size:	21,600 SF

### AVAILABLE SPACES **SF**

Unit 13	1,800 SF
Unit 12	1,800 SF

### PROPERTY HIGHLIGHTS

- Located in the heart of Ashburn.
- Family oriented center.
- Join Studio Bleu Dance Center, School of Rock, Sterner's Tae Kwon Do, JEl Learning Center, and 7-Eleven.
- Abundant parking.
- Signage visible to the street.
- Excellent visibility with easy ingress & egress.

### DEMOGRAPHICS

	0.5 Miles	1 Mile	2 Miles
Total Households:	1,189	5,397	18,315
Total Population:	3,580	15,889	52,620
Average HH Income:	\$161,530	\$155,469	\$160,198

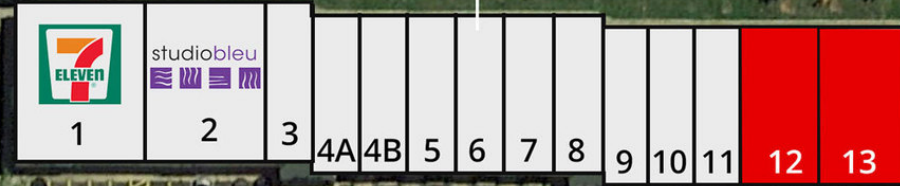
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ADDITIONAL PHOTOS



**SITE PLAN**



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4A

4B

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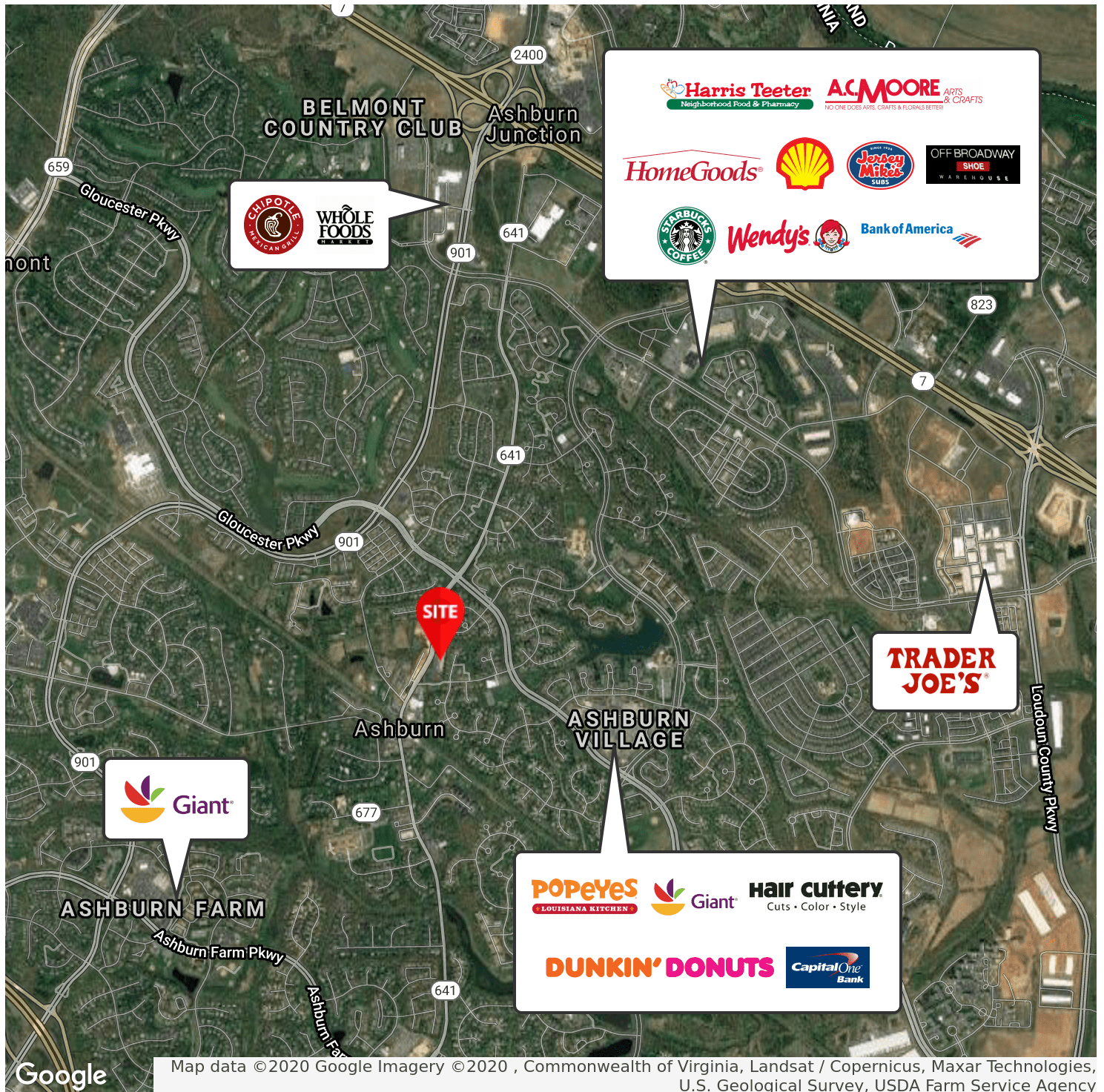
**ASHBURN RD**

1	7-ELEVEN	3,000 SF	8	MASSAGE CENTURY	1,200 SF
2	STUDIO BLEU	3,000 SF	9	CHINA TASTE	1,200 SF
3	ASHBURN BARBERSHOP	1,200 SF	10	SALON ESSENCE	1,200 SF
4A	SRI LAKSHMI ESSENTIALS	1,200 SF	11	PIZZA PIZZA LLC	1,200 SF
4B	AMERITEL OF ASHBURN	1,200 SF	12	AVAILABLE	1,800 SF
5	ELITE NAILS SPA	1,200 SF	13	AVAILABLE	1,800 SF
6	JEI LEARNING CENTER	1,200 SF	14	SCHOOL OF ROCK	1,949 SF
7	PRIYA SPICES	1,200 SF	15	STUDIO BLEU	7,769 SF

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RETAILER MAP





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