

# ASHBROOK COMMONS

**Russell Branch Parkway &  
RT 7 (Leesburg Pike/Harry Byrd Hwy)  
Ashburn, Virginia**

**ASHBROOK  
COMMONS**



- ❖ Ashbrook Commons is a dominant shopping center in Ashburn, VA. In addition to Harris Teeter, the center generates drawing power from a strong lineup of junior anchors, including HomeGoods, AC Moore Arts & Crafts and Off Broadway Shoes.
- ❖ Ashbrook Commons is located in Loudoun County, VA, one of the highest income counties in the United States.
- ❖ Ashbrook Commons has easy access to the major arteries leading into the surrounding Northern Virginia suburbs as well as into Washington, DC, and is minutes away from Dulles International Airport. Its location on Harry Byrd Hwy (RT 7) results in high traffic volume and excellent visibility.

Total Rental Area Size:	198,589 SF	Traffic Counts:	
Anchor Tenants:		Harry Byrd Highway	93,000 VPD
Harris Teeter, HomeGoods, Off Broadway Shoes, AC Moore Arts & Crafts		Ashburn Road	12,000 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	9,697	73,880	157,987
2023 Population	11,108	84,873	181,428
Projected Growth	14.55%	14.88%	14.84%
2018 AHI	\$150,549	\$162,446	\$163,285

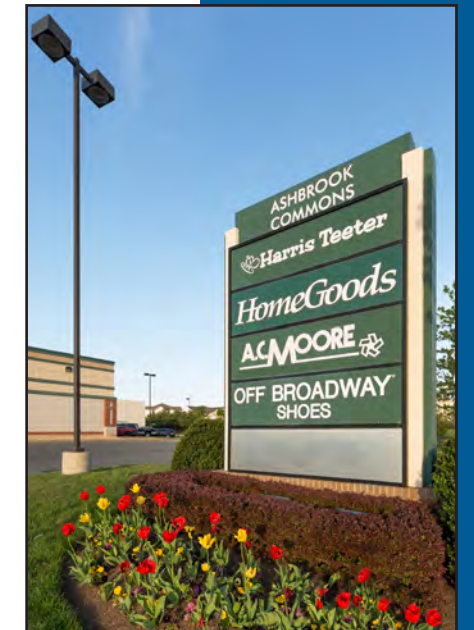
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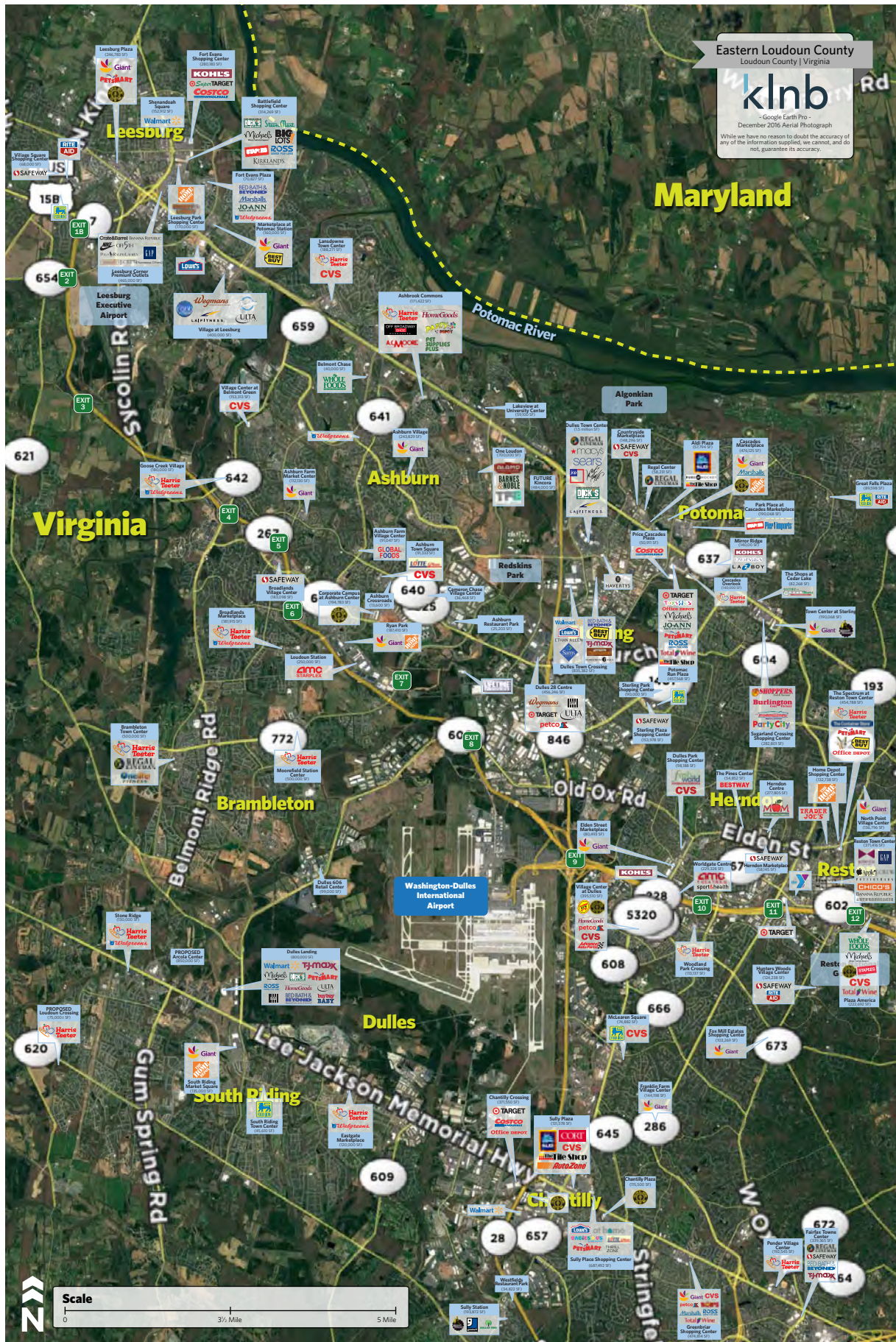
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TENANT:	SUITE ID:	SF:
Harris Teeter	1151	48,756
HomeGoods	2193	25,651
AC Moore Arts & Crafts	2175	22,000
Off Broadway Shoes	2155	19,566
Pet Supplies Plus	2145B	9,143
Party Depot	2145A	10,953
Shell Fueling Facility	Pad	1,044
Bank of America	Pad	4,965
Wendy's	Pad	3,026
Express Care of Ashburn	1104	4,101
Domino's Pizza	1108	1,612
Eye Level Education	1110	1,048
Village Square Cleaners	1112	1,048
Cigar Connection	1114	1,048
Great Clips	1116	1,071
Zazu Gifts & Paper	1183	3,014
Clary Eye Associates	1186	1,431
Couleurs Jewelers	1191	1,202
ABC Liquor Store	1193	2,975
Floors & Decor Center	1195	2,069
Jersey Mike's Subs	1197	1,540
<b>AVAILABLE</b>	<b>1199</b>	<b>912</b>
Sweet Frog	2100	1,946
Moby Dick House of Kabob	2103	2,013
Dickey's Barbecue Pit	2106	1,610
Cynthia's Salon & Spa	2108	1,381
A&A Music Center	2110	1,267
Tiffany's Nails Spa	2112	1,503
Chau's Cafe	2114	1,610
EM OI Vietnamese Restaurant	2117	2,918
<b>AVAILABLE</b>	<b>2119</b>	<b>2,025</b>
EMP 180 Weight Loss	2121	2,025
Master Lee's Martial Arts	2126	2,926
<b>AVAILABLE</b>	<b>3114</b>	<b>2,535</b>
Rubino's Pizzeria	3147	3,036
AKIRA Japanese Restaurant	3176	2,020
Starbucks	3194	1,621
<b>TOTAL:</b>		<b>198,589</b>





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