

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 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: | 198,586 SF | Traffic Counts: | |
| Anchor Tenants: | | Harry Byrd Highway | 93,000 VPD |
| Harris Teeter | | Ashburn Road | 12,000 VPD |
| Off Broadway Shoes | | | |

| Primary Demographics: | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|-----------|-----------|-----------|
| 2022 Population | 10,151 | 74,416 | 162,496 |
| 2027 Population | 11,083 | 81,864 | 178,131 |
| Projected Growth | 1.8% | 2.0% | 1.9% |
| 2019 AHI | \$136,168 | \$159,143 | \$164,408 |

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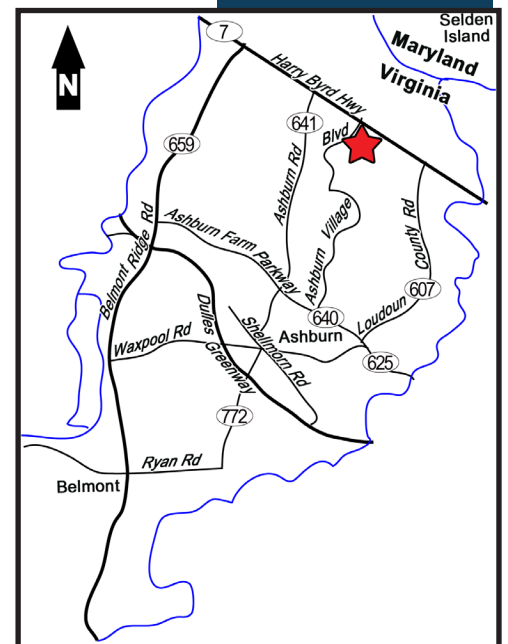
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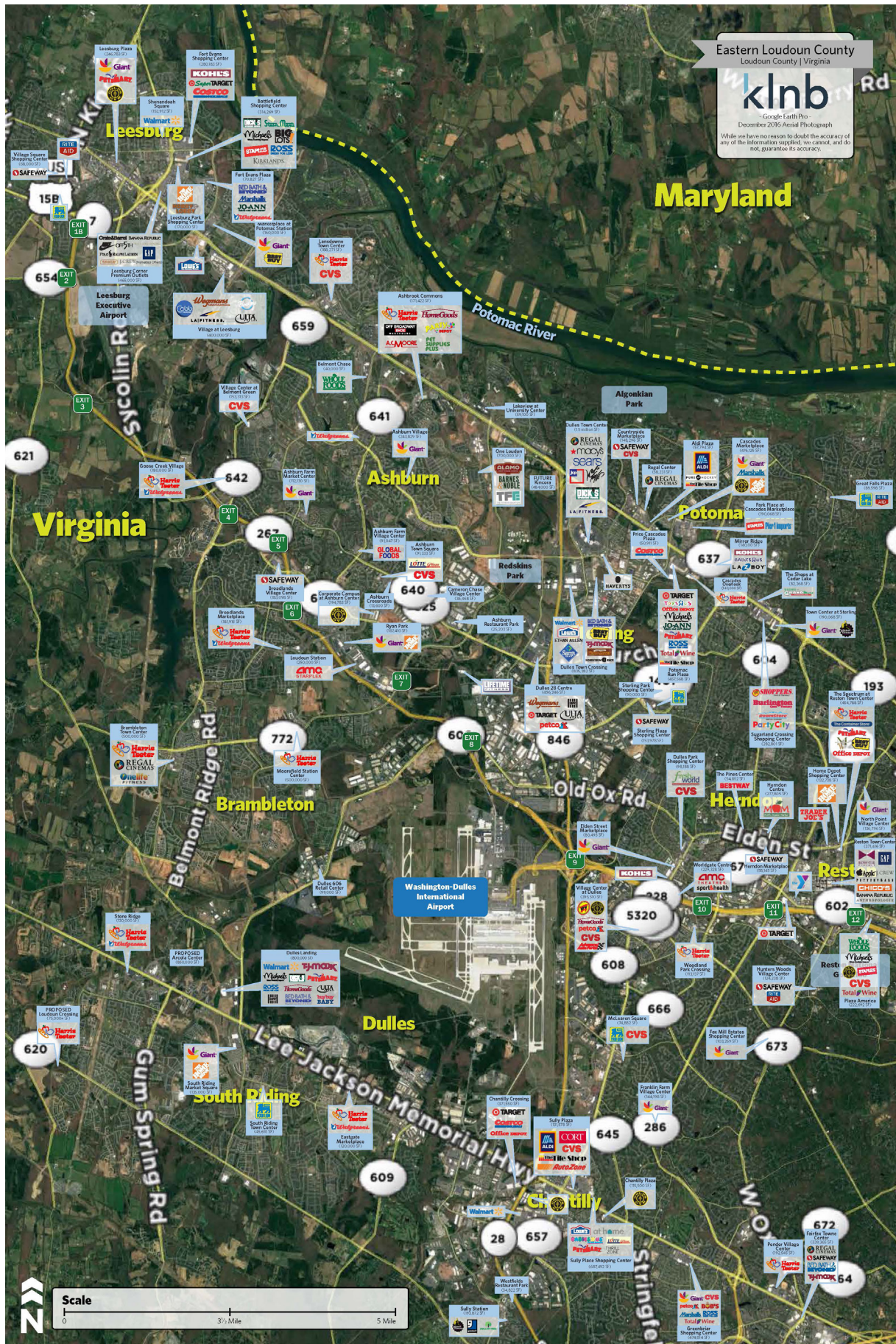
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| TENANT: | SUITE ID: | SF: |
|---------------------------|-------------|----------------|
| Harris Teeter | 1151 | 48,756 |
| AVAILABLE | 2193 | 25,651 |
| AVAILABLE | 2175 | 22,000 |
| Off Broadway Shoes | 2155 | 19,566 |
| Pet Supplies Plus | 2145B | 9,143 |
| Party Depot | 2145A | 10,953 |
| BP Fueling Facility | Pad | 1,044 |
| Bank of America | Pad | 4,965 |
| Wendy's | Pad | 3,026 |
| AVAILABLE | 1104 | 4,101 |
| Domino's Pizza | 1108 | 1,615 |
| GoHealth Urgent Care | 1110 | 1,048 |
| Village Square Cleaners | 1112 | 1,048 |
| Cigar Connection | 1114 | 1,048 |
| Friends Barber Shop | 1116 | 1,071 |
| Baer's Mattress Den | 1183 | 3,014 |
| Clary Eye Associates | 1186 | 1,431 |
| AVAILABLE | 1191 | 1,202 |
| ABC Liquor Store | 1193 | 2,975 |
| Floors & Decor Center | 1195 | 2,069 |
| Jersey Mike's Subs | 1197 | 1,540 |
| Thaitastic | 1199 | 912 |
| AVAILABLE | 2100 | 1,946 |
| Moby Dick House of Kabob | 2103 | 2,013 |
| Choong Man Chicken | 2106 | 1,610 |
| Spa Care | 2108 | 1,381 |
| Shipitoday | 2110 | 1,267 |
| Tiffany's Nails Spa | 2112 | 1,503 |
| Chau's Cafe | 2114 | 1,610 |
| Ashburn Village Inn | 2117 | 2,918 |
| CycleBar | 2119 | 2,025 |
| EMP 180 Weight Loss | 2121 | 2,025 |
| Master Lee's Martial Arts | 2126 | 2,926 |
| Rumble | 3114 | 2,535 |
| Altos de Jalisco | 3147 | 3,036 |
| AKIRA Japanese Restaurant | 3176 | 2,020 |
| Smoothie King | 3194 | 1,621 |
| TOTAL: | | 198,589 |





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