## **ASHBROOK COMMONS**

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

## ASHBROOK COMMONS







Total Rental Area Size: Anchor Tenants: Harris Teeter, HomeGoods, Off Broadway Shoes	198,586 SF		unts: Byrd Highway urn Road	93,000 VPD 12,000 VPD
Primary Demographics:		1 Mile	3 Mile	5 Mile
2019 Population		10,244	74,881	160,161
2024 Population		11,742	85,787	183,386
Projected Growth		2.9%	2.9%	2.9%
2019 AHI	\$	149,633	\$159,399	\$162,865

## AmCap

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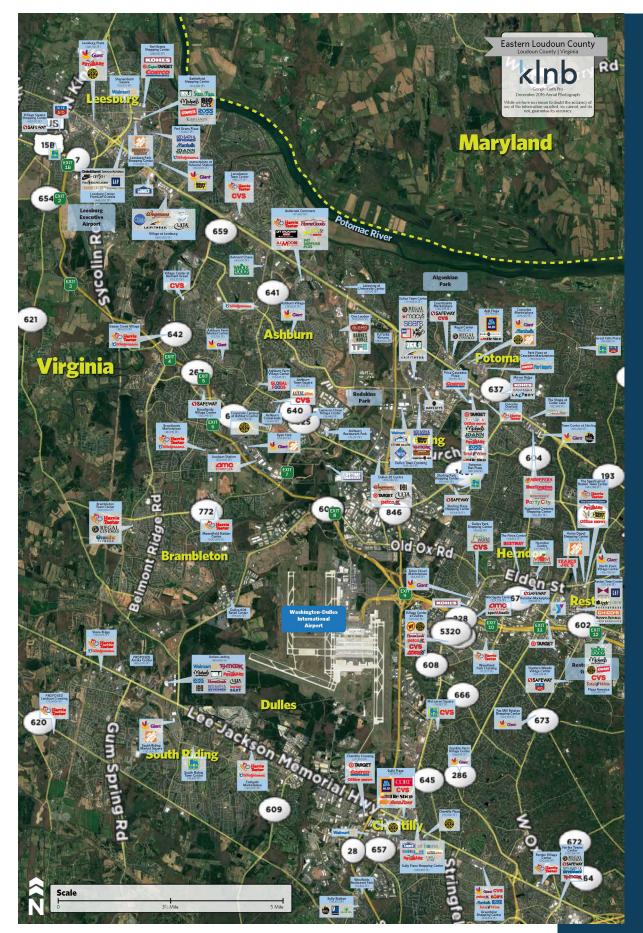
- Ashbrook Commons is a dominant shopping center in Ashburn, VA. In addition to Harris Teeter, the center generates drawing power from a strong lineup of junior anchors, including HomeGoods and Off Broadway Shoes.
- Ashbrook Commons is located in Loudoun County, VA, one of the highest income counties in the United States.
- Ashbrook Commons has easy access to the major ateries leading into the surrounding Norther 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.







SUITE	SF:	*
ID:	10 75 (	
1151	48,756	
2193	25,651	
2175	22,000	
2155	19,566	
2145B	9,143	
2145A	10,953	
Pad	1,044	
Pad	4,965	
Pad	3,026	
1104	4,101	
1108	1,612	
1110	1,048	
1112	1,048	
1114	1,048	
1116	1,071	
1183	3,014	
1186	1,431	
1191	1,202	IRROOK
1193	2,975	ASHBROONS COMMONS
1195	2,069	in mis lee
1197	1,540	HomeGoods
1199	912	Homeou
2100	1,946	ACMOORE R
2103	2,013	OFF BROADWAY
2106	1,610	SHUES
2108	1,381	
2110	1,267	and the second s
2112	1,503	
2114	1,610	A STANDARD AND A STANDARD
2117	2,918	AND AND AN AND A
2119	2,025	
2121	2,025	
2126	2,926	7 Selden Island
3114	2,535	
3147	3,036	Sinia
3176	2,020	641 alvd
3194	1,621	
.:	198,586	
		All and a share a shar
		Waxpool Rd Bar Ashburn Louden
		Ryan Rd
		Belmont
Mar Martin		
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