

Van Metre

BROADLANDS MARKETPLACE

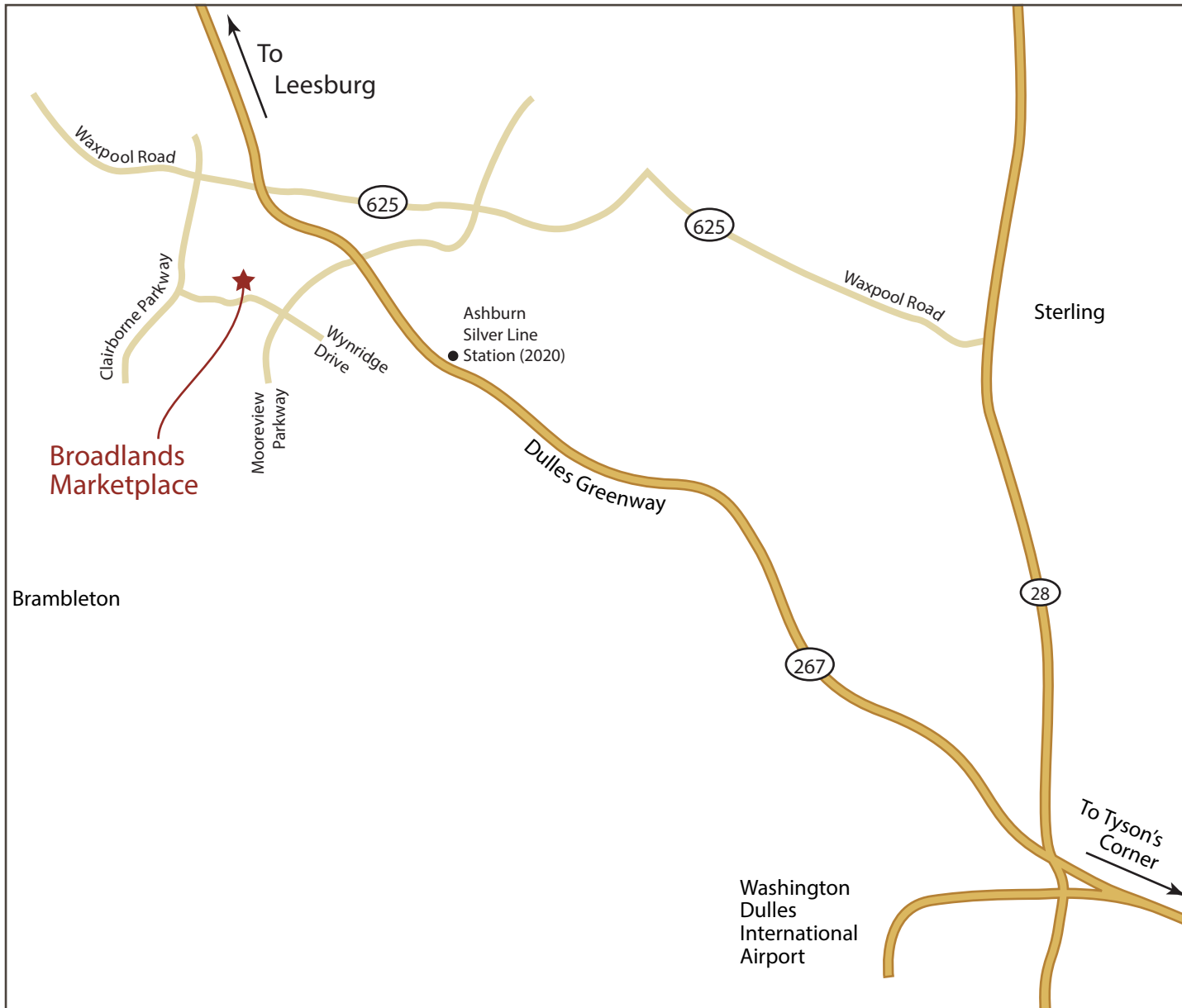
ASHBURN, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

Availability: Fully leased.

Key Visibility: Located just off of the Dulles Greenway in high-income, high-growth Ashburn.

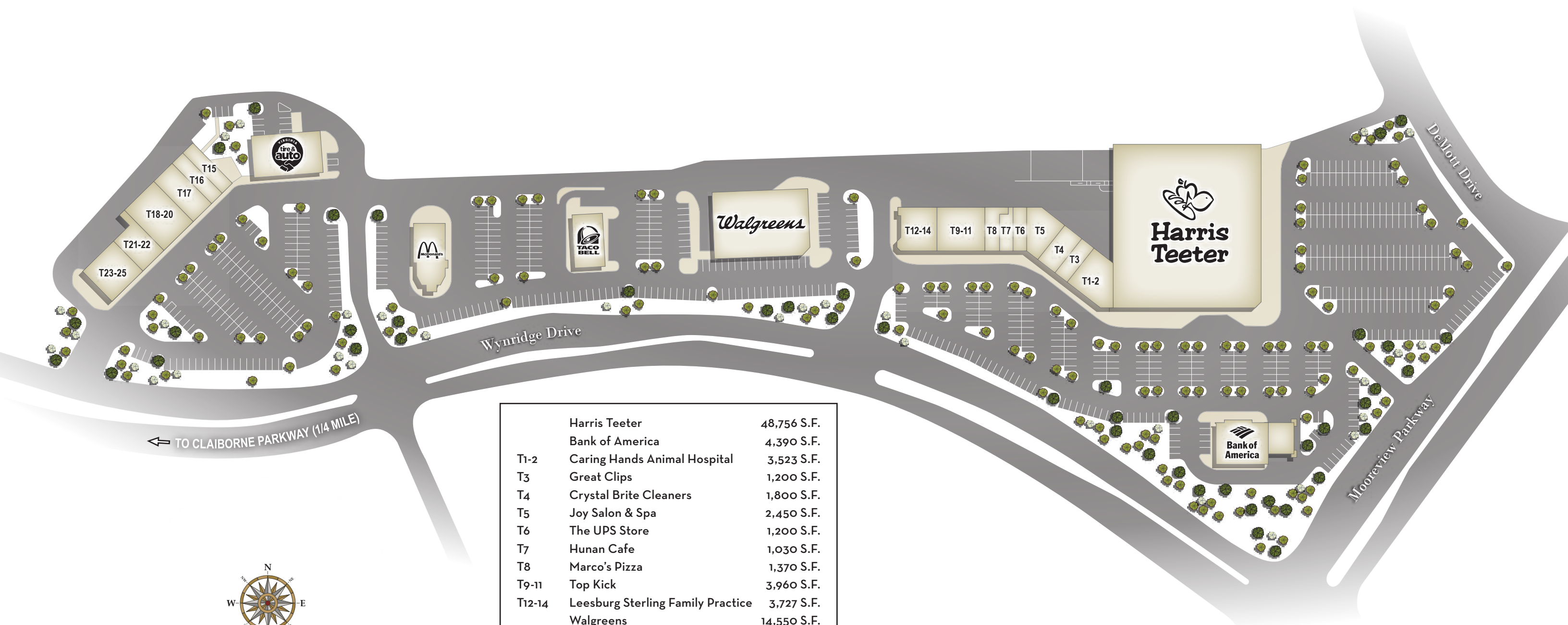
New infrastructure: 1/2 mile from future Metro stop

Solid Co-Tenancy: Anchored by Harris Teeter and Walgreens. Other prominent retailers include: McDonald's, Taco Bell, Bank of America, Great Clips, UPS Store, and Virginia Tire & Auto

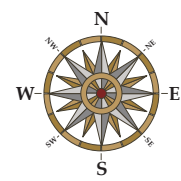
	1 mile	3 miles	5 miles
Population			
2018 Estimate	15,568	86,356	135,594
2023 Projection	18,529	104,257	162,131
2018-2023 Annual Rate	3.54%	3.84%	3.64%
Households			
2018 Estimate	5,294	27,016	44,970
2023 Projection	6,300	32,426	53,517
2018-2023 Annual Rate	3.54%	3.72%	3.54%
2018 Median Household Income	\$130,473	\$152,007	\$137,830



FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680



← TO CLAIBORNE PARKWAY (1/4 MILE)



	Harris Teeter	48,756 S.F.
	Bank of America	4,390 S.F.
T1-2	Caring Hands Animal Hospital	3,523 S.F.
T3	Great Clips	1,200 S.F.
T4	Crystal Brite Cleaners	1,800 S.F.
T5	Joy Salon & Spa	2,450 S.F.
T6	The UPS Store	1,200 S.F.
T7	Hunan Cafe	1,030 S.F.
T8	Marco's Pizza	1,370 S.F.
T9-11	Top Kick	3,960 S.F.
T12-14	Leesburg Sterling Family Practice	3,727 S.F.
	Walgreens	14,550 S.F.
	Taco Bell	2,924 S.F.
	McDonald's	4,382 S.F.
	Virginia Tire & Auto	6,000 S.F.
T15	Blend Coffee Bar	1,600 S.F.
T16	Commonwealth Vault & Safe Deposit	1,600 S.F.
T17	Broadlands Complete Dental	3,200 S.F.
T18-20	Rubino's Pizzeria	4,800 S.F.
T21-22	Saffron Indian Cuisine	2,400 S.F.
T23-25	Eat the Frog Fitness	3,600 S.F.

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