

CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

1,400-2,100 SF RETAIL AVAILABLE
2ND GENERATION RESTAURANT OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES







CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

- | Amid a dense residential population with 82,892 residents within 3 miles
- | Next to AOL Headquarters, Verizon business campus, Washington Football Team Park, and many professional office buildings
- | Benefits from a daytime population looking for nearby services, shopping, and restaurants

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	5,519	82,892	201,609
 DAYTIME POPULATION	5,732	53,265	96,537
 HOUSEHOLD INCOME	\$174,414	\$145,464	\$145,891
 TRAFFIC COUNTS	100,000 on Sully Road/Route 28		

CO-TENANTS



CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

ASHBURN TOWN SQUARE



PIPELINE PLAZA



CAMERON CHASE VILLAGE CENTER



OLD OX BREWERY

SHOPPES AT RYAN PARK



ASHBURN FARM VILLAGE CENTER



WAXPOOL ROAD 12,000 VPD

LOUDOUN STATION



FAMOUS TOASTERY



SMITH SWITCH ROAD

FARMWEL ROAD 35,580 VPD



BURGERS and FRIES

DULLES 28 CENTRE



LOUDOUN COUNTY PARKWAY 31,000 VPD

SITE PLAN

CAMERON CHASE VILLAGE CENTER | ASHBURN, VA

1,400 - 3,830 SF AVAILABLE

Space	Sq. Ft	Tenant Name
1	3,830	Available
2	1,400	Master Flooring
3	1,400	The Salvation Army
4	1,400	Asian Fusion
5	1,400	Matsu Poke
6	1,050	Hair Story by Serap
7	1,750	Paisano's
8	2,100	Available
9	2,800	Cleaner4Less
10	1,400	Sharp Line Cuts Barber Shop
11	1,400	VA Beauty Spa
12	1,400	C-2 Education
13	1,400	Available
14	2,100	Hangry Joe's Hot Chicken
15	4,550	Celebration by Rupa Vira





CAMERON CHASE VILLAGE CENTER | FARMWELL & SMITH SWITCH ROADS, ASHBURN, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221

rappaportco.com