

# 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 2025

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	5,519	82,892	201,609
 <b>DAYTIME POPULATION</b>	5,732	53,265	96,537
 <b>HOUSEHOLD INCOME</b>	\$174,414	\$145,464	\$145,891
 <b>TRAFFIC COUNTS</b>	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**

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