

LAKEVIEW

ASHBURN, VA
UNIVERSITY CENTER

PAD SITES AVAILABLE

RAPPAPORT
CULTIVATING PLACES

PAD 1



PAD 3

PAD 4

LOUDOUN COUNTY PARKWAY 15,000 VPD

HARRY BYRD HIGHWAY 93,000 VPD

LAKEVIEW ASHBURN, VA

- Direct access to Inova Loudoun Hospital (179 beds) and Howard Hughes Medical Institute via new road adjacent to Route 7
- Located among a dense daytime population with medical centers and office buildings
- High traffic flow due to proximity to Route 7 and the nearby offices, medical buildings, and schools
- Newly constructed Loudoun County Extension creates an alternative route from Lakeview to Leesburg
- Positioned next to the GWU Graduate Campus with 611 students and approximately 30 faculty

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	6,966	64,844	171,328
 DAYTIME POPULATION	9,752	65,520	168,823
 HOUSEHOLD INCOME	\$119,788	\$151,937	\$156,697
 TRAFFIC COUNTS	93,000 on Route 7		

AREA RETAILERS



TRUIST 



**LAKEVIEW
ASHBURN, VA**

POTOMAC RIVER



**INOVA LOUDOUN
HOSPITAL**



179 BEDS

**HOWARD HUGHES
MEDICAL INSTITUTE**



LAKEVIEW PADS

**ASHBROOK
COMMONS PLAZA**



**LOUDOUN COUNTY
PARKWAY EXTENSION**

HARRY BYRD HIGHWAY 93,000 VPD



ONE LOUDOUN



**COMMONWEALTH CENTER
DEVELOPMENT**

**XCAL SHOOTING
SPORTS AND FITNESS
COMING SOON**



LAKEVIEW
ASHBURN, VA

SPRINGHILL
SUITES®
BY MARRIOTT

BB&T

Chick-fil-A

TACO
BELL

PRIMAVERA
SOUTHWEST

LOUDOUN COUNTY
PARKWAY EXTENSION

PAD 1

PAD 2

PAD 3

PAD 4

GEORGE WASHINGTON BOULEVARD

HARRY BYRD HIGHWAY 93,000 VPD

GW

611 STUDENTS
APPROX. 30 FACULTY

IFLY
INDOOR SKIING

COMMONWEALTH CENTER
DEVELOPMENT

LOUDOUN COUNTY PARKWAY 15,000 VPD

TOPGOLF

XCAL SHOOTING
SPORTS AND FITNESS
66,730 SF TOTAL
~17,000 SF INDOOR
SHOOTING FACILITY

ONE LOUDOUN

SLAPFISH

TFE

Nando's

ALAMO
DRAPE HOUSE CINEMA

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

SportClips
HAIRCUTS

matchbox

Golden Truffles

COPPERWOOD

SITE PLAN
LAKEVIEW | ASHBURN, VA
2,500 - 17,000 SF AVAILABLE



PAD 1
2,500 - 5,500 SF



PAD 3
10,000 - 17,000 SF

PAD 4
7,500 - 9,500 SF

LOUDOUN COUNTY PARKWAY 15,000 VPD

HARRY BYRD HIGHWAY 93,000 VPD



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