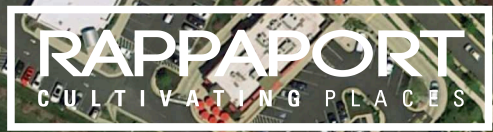


# LAKEVIEW

ASHBURN, VA  
UNIVERSITY CENTER

PAD SITES AVAILABLE







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 2024

	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



**LAKEVIEW  
ASHBURN, VA**

POTOMAC RIVER



**INOVA LOUDOUN  
HOSPITAL**  
 **INOVA**  
179 BEDS

**HOWARD HUGHES  
MEDICAL INSTITUTE**

  **BB&T** 

**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<sup>®</sup>  
BY MARRIOTT

LOUDOUN COUNTY  
PARKWAY EXTENSION

PAD 1

PAD 2

PAD 3

PAD 4

BB&T

Chick-fil-A

TACO BELL

PIZZARONI'S

GEORGE WASHINGTON BOULEVARD

HARRY BYRD HIGHWAY 93,000 VPD

GW  
611 STUDENTS  
APPROX. 30 FACULTY

ONE LOUDOUN

SLAPFISH

TFE

Nando's

ALAMO

FIREHOUSE SUBS

SportClips

matchbox

Golden Truffles

COPPERWOOD

LOUDOUN COUNTY PARKWAY 15,000 VPD

IFLY  
INDOOR SKIING

COMMONWEALTH CENTER  
DEVELOPMENT

TOPGOLF

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



**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**



**LAKEVIEW | 20135 LAKEVIEW CENTER PLAZA, ASHBURN, VA**

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