

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



TRUIST 



**LAKEVIEW
ASHBURN, VA**

POTOMAC RIVER



**HOWARD HUGHES
MEDICAL INSTITUTE**

**INOVA LOUDOUN
HOSPITAL**



LAKEVIEW PADS

**ASHBROOK
COMMONS PLAZA**



**LOUDOUN COUNTY
PARKWAY EXTENSION**

HARRY BYRD HIGHWAY 93,000 VPD



ONE LOUDOUN



**COMMONWEALTH CENTER
DEVELOPMENT**



LAKEVIEW
ASHBURN, VA

SPRINGHILL SUITES[®]
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



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