

LAKEVIEW ASHBURN, VA

- I Direct access to Inova Loudoun Hospital (179 beds) and Howard Hughes Medical Institute via new road adjacent to Route 7
- I 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
- I 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

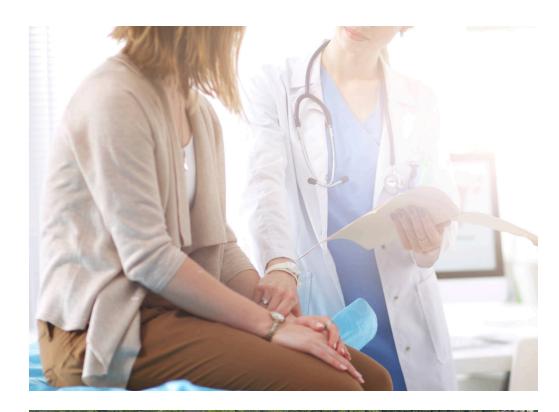






















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