

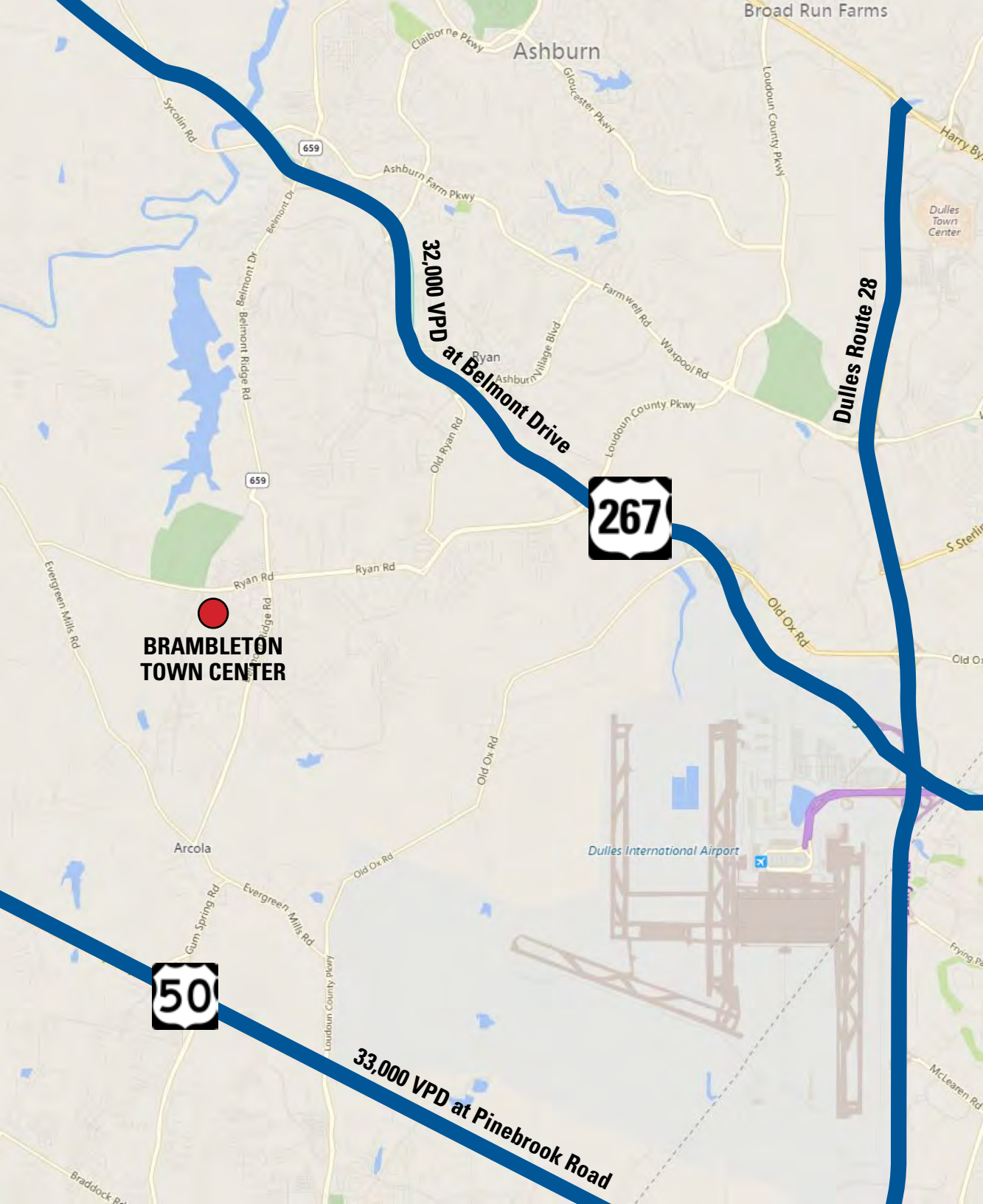
BRAMBLETON TOWN CENTER PAD

Brambleton, Virginia

Pad with Drive-thru

RAPPAPORT





BRAMBLETON TOWN CENTER

- Hub for dining, shopping and entertainment in Ashburn. 433,951 SF anchored by Harris Teeter, Regal One Entertainment, OneLife Fitness and Blue Ridge Grill
- Surrounded by the Brambleton Community, made up of 5,300 households with thousands more under construction
- Townhomes under construction in the shopping center
- New Loudoun County Public Library, Brambleton Branch, under construction. Delivered 2018.



SITE MAP



BRAMBLETON TOWN CENTER PAD

BRAMBLETON, VIRGINIA

- Rare free standing pad with drive-thru
- Great access and visibility to North Star Boulevard
- Adjacent to Fox Regal Cinemas and One Life Fitness
- Part of a fast growing Brambleton Community with 5,300 households built and thousands more to come
- Loudoun County is the most affluent county in the United States with a median household income of \$143,494

Demographics 2016



POPULATION

3 MILES - 51,246



DAYTIME POPULATION

3 MILES - 10,336



HH INCOME

3 MILES - \$179,148



EDUCATION (College Degree +)

3 MILES - 22,795

Susan Bourgeois

sbourgeois@rappaportco.com | 571.382.1288



PAD SITE



TOWNHOMES

Onelife
FITNESS

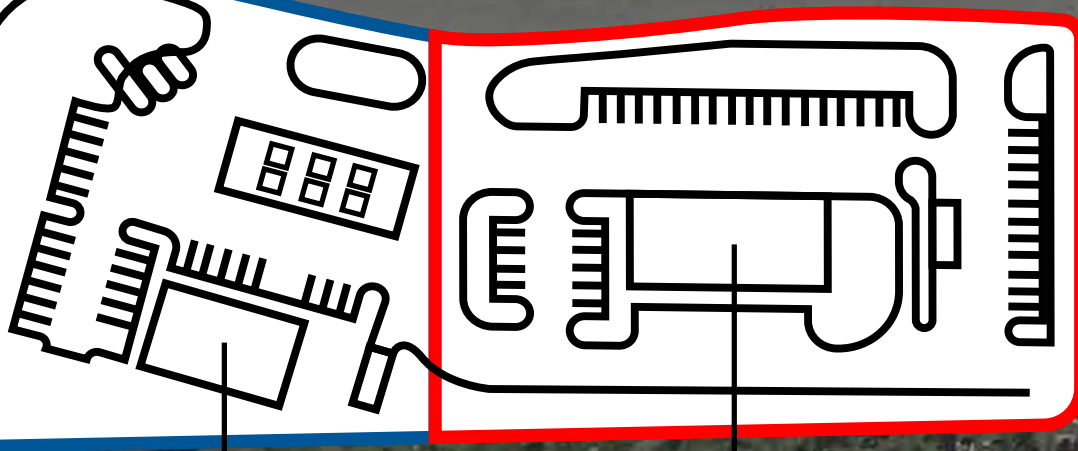


FUTURE

SOAVE DRIVE



NORTHSTAR BOULEVARD



PAD 1
LEASE PENDING
GAS STATION
3,010 SF

PAD 2
WITH DRIVE-THRU
4,350 SF

LOCAL MAP

Brambleton Community Homes: 5,300

Future Homes to be Built: 3,700 by 2020

92% family occupied households

53% with children

BRAMBLETON REGIONAL PARK
& GOLF COURSE

BRIAR WOODS
HIGH SCHOOL

NORTHSTAR BOULEVARD

ROUTE 772

BELMONT RIDGE ROAD

LEGACY PARK DRIVE

LEGACY PARK

OLYMPIA DRIVE

LEGACY
ELEMENTARY
SCHOOL

**FUTURE HOMES IN
WEST PARK NEIGHBORHOOD**

**FUTURE HOMES IN
TOWN CENTER SOUTH
NEIGHBORHOOD**



RAPPAPORT

Susan Bourgeois | sbourgeois@rappaportco.com
571.382.1288 | rappaportco.com