

CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

3,830 SF ENDCAP AVAILABLE

2ND GENERATION RESTAURANT OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES







PROPOSED
FACADE
REDESIGN

CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

- Highly educated (70% bachelor degree) dense population with household incomes of \$170,000
- Major employers: Northrop Grumman, United Airlines, Raytheon, Verizon business campus, Washington Football Team Park, and many professional office buildings
- Benefits from a daytime population of 114,683 looking for nearby services, shopping, and restaurants
- Loudoun County VA is the wealthiest county in the United States in 2022
- Ferrari, Maserati, Rolls Royce and Lamborghini dealerships are within one (1) mile of the center
- Dulles International Airport (Top 20 busiest in USA) is 3 miles away

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	3,407	97,984	221,507
 DAYTIME POPULATION	6,365	114,638	245,821
 HOUSEHOLD INCOME	\$173,535	\$170,755	\$169,691
 TRAFFIC COUNTS	100,000 on Sully Road/Route 28		

CO-TENANTS

celebration
by R. R. R. R.



ASHBURN
**ICE
HOUSE**



CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

ASHBURN TOWN SQUARE



PIPELINE PLAZA



CAMERON CHASE VILLAGE CENTER



OLD OX BREWERY

SHOPPES AT RYAN PARK



ASHBURN FARM VILLAGE CENTER



WAXPOOL ROAD 12,000 VPD

LOUDOUN STATION



FAMOUS TOASTERY



SMITH SWITCH ROAD

FARMWEL ROAD 35,580 VPD

FIVE GUYS

BURGERS and FRIES

DULLES 28 CENTRE



LOUDOUN COUNTY PARKWAY 31,000 VPD

SITE PLAN

CAMERON CHASE VILLAGE CENTER | ASHBURN, VA

1,400 - 3,830 SF AVAILABLE

Space	Sq. Ft	Tenant Name
1	3,830	Available
2	1,400	Master Flooring
3	1,400	The Salvation Army
4	1,400	Asian Fusion
5	1,400	Matsu Poke
6	1,050	Hair Story by Serap
7	1,750	Paisano's
8	2,100	Available
9	2,800	Cleaner4Less
10	1,400	Sharp Line Cuts Barber Shop
11	1,400	VA Beauty Spa
12	1,400	C-2 Education
13	1,400	Available
14	2,100	Hangry Joe's Hot Chicken
15	4,550	Celebration by Rupa Vira





CAMERON CHASE VILLAGE CENTER | FARMWELL & SMITH SWITCH ROADS, ASHBURN, VA

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