

# **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
ŤŤ	POPULATION	3,407	97,984	221,507
	DAYTIME POPULATION	6,365	114,638	245,821
\$	HOUSEHOLD INCOME	\$173,535	\$170,755	\$169,691
<u></u>	TRAFFIC COUNTS	100,000 or	n Sully Road	/Route 28

#### **CO-TENANTS**

















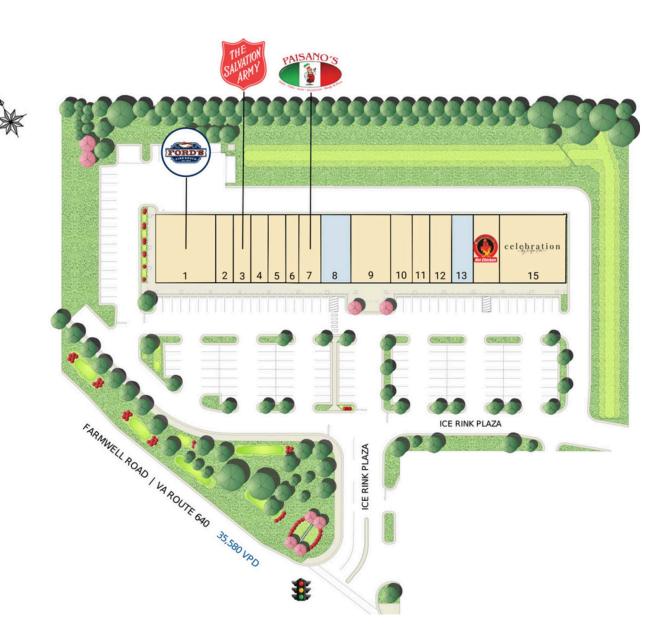


## **SITE PLAN**

### **CAMERON CHASE VILLAGE CENTER | ASHBURN, VA**

1,400 - 2,100 SF AVAILABLE

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	Space Sq. Ft		Tenant Name	
	1	3,830	Ford's Fish Shack	
	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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