

CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

1,050 - 2,100 SF RETAIL AVAILABLE

2ND GENERATION RESTAURANT OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES







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	6,625	87,040	225,454
 DAYTIME POPULATION	9,351	47,879	118,394
 HOUSEHOLD INCOME	\$220,228	\$182,229	\$184,539
 TRAFFIC COUNTS	66,541 on Farmwell Road/Waxpool Road		

CO-TENANTS






CAMERON CHASE VILLAGE CENTER ASHBURN, VA


ASHBURN TOWN SQUARE



PIPELINE PLAZA

CAMERON CHASE VILLAGE CENTER




ASHBURN FARM VILLAGE CENTER



SHOPPES AT RYAN PARK



WAXPOOL ROAD 12,000 VPD

SMITH SWITCH ROAD
FARMWEL ROAD 35,580 VPD

LOUDOUN STATION



LOUDOUN COUNTY PARKWAY 31,000 VPD

DULLES 28 CENTRE



SITE PLAN

CAMERON CHASE VILLAGE CENTER | ASHBURN, VA

1,050 - 2,100 SF AVAILABLE

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	Available
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 | 44260 ICE RINK PLAZA, ASHBURN, VA

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