

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	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





CAMERON CHASE VILLAGE CENTER ASHBURN, VA

ASHBURN TOWN SQUARE

- LOTTE Market
- CVS pharmacy
- KFC
- EXXON
- M&T Bank

PIPELINE PLAZA

- IHOP
- POTBELLY
- Burgers & Ale House
- PIZZERIA LUNA

CAMERON CHASE VILLAGE CENTER

- Red Chicken
- PAISANO'S
- THE SALVATION ARMY

OLD OX BREWERY

ASHBURN FARM VILLAGE CENTER

- BUFFALO WILD WINGS
- WELLS FARGO
- Advance Auto Parts

SHOPPES AT RYAN PARK

- THE HOME DEPOT
- Panera BREAD
- Giant
- Red Robin GOURMET BURGERS & BEERS
- tropical CAFE SMOOTHIE
- CHIPOTLE MEXICAN GRILL

GOLOS

LOST RILLINO

WAXPOOL ROAD 12,000 VPD

SMITH SWITCH ROAD
FARMWEL ROAD 35,580 VPD

LOUDOUN STATION

- BLACKFINN AMERIPUB
- amc
- BURGER 21 BURGERS REINVENTED
- TITLE BOXING CLUB
- FAMOUS TOASTERY

PUMPiUP

FIVE GUYS
BURGERS and FRIES

LOUDOUN COUNTY PARKWAY 31,000 VPD

DULLES 28 CENTRE

- TARGET
- Wegmans
- DSW
- petco
- BURGER KING
- CVS pharmacy
- moby dick
- Chick-fil-A
- POTBELLY
- BUFFALO WILD WINGS

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 | FARMWELL & SMITH SWITCH ROADS, ASHBURN, VA

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