

# CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

1,050 - 1,400 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 2025

	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





**Ashburn Farm Village Center**  
**CAMERON CHASE VILLAGE CENTER**  
 ASHBURN, VA

Auto Parts  
 FACTORY

**Dulles Town Center**  
 Macy's JCPenney DICK'S

**Ashburn Town Square**  
 Giant McDonald's Capital One

**Cameron Chase Village Center**

**Dulles Town Crossing**  
 Walmart Sams Club LOWE'S

**Ashburn Eats**  
 FIVE GUYS MOE'S

**Shoppes At Ryan Park**  
 Giant

**NEW DEVELOPMENT**

burn boot camp

**Dulles 28 Centre**  
 Target Wegmans Chick-fil-A

**MOORFIELD STATION**  
**NEW DEVELOPMENT**

FARMWELL ROAD 26,509 VPD

GLOUCESTER PARKWAY



LOUDOUN COUNTY PARKWAY 34,456 VPD

WAXPOOL ROAD 40,032 VPD

DULLES GREENWAY 43,608 VPD

# SITE PLAN

CAMERON CHASE VILLAGE CENTER | ASHBURN, VA

1,050 - 1,400 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	Hair Story by Serap
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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