# CAMERON CHASE VILLAGE CENTER ASHBURN, VA

1,050 - 1,400 SF RETAIL AVAILABLE 2ND GENERATION RESTAURANT OPPORTUNITY

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### 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      |
|-----------|-----------------------|--------------|---------------|--------------|
| <b>ŤŤ</b> | POPULATION            | 6,625        | 87,040        | 225,454      |
| ÿ         | DAYTIME<br>POPULATION | 9,351        | 47,879        | 118,394      |
| \$        | HOUSEHOLD<br>Income   | \$220,228    | \$182,229     | \$184,539    |
|           | TRAFFIC<br>COUNTS     | 66,541 on Fa | rmwell Road/W | /axpool Road |

## **CO-TENANTS**











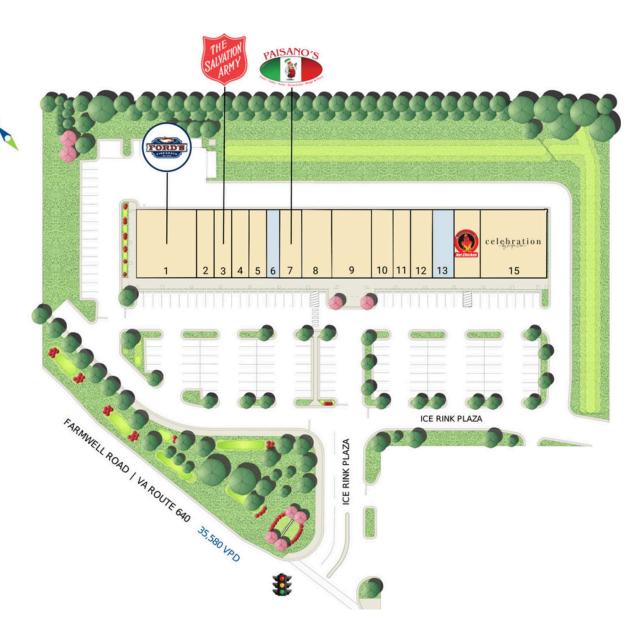






### SITE PLAN CAMERON CHASE VILLAGE CENTER | ASHBURN, VA 1,050 - 1,400 SF AVAILABLE

| Space Sq. Ft |       | Tenant Name                    |  |  |
|--------------|-------|--------------------------------|--|--|
| 1            | 3,830 | Ford's Fish Shack              |  |  |
| 2            | 1,400 | Master Flooring                |  |  |
| 3            | 1,400 | The Salvation<br>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<br>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<br>Chicken    |  |  |
| 15           | 4,550 | Celebration by<br>Rupa Vira    |  |  |





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