

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
 macys 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

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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	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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