



Lakeview
Ashburn, VA

2,500 - 17,000 SF available

RAPPAPORT
CULTIVATING PLACES®

Ashburn

Virginia

- Direct access to Inova Loudoun Hospital (179 beds) and Howard Hughes Medical Institute via new road adjacent to Route 7
- Located among a dense daytime population with medical centers and office buildings
- High traffic flow due to proximity to Route 7 and the nearby offices, medical buildings, and schools
- Newly constructed Loudoun County Extension creates an alternative route from Lakeview to Leesburg
- Positioned next to the GWU Graduate Campus with 611 students and approximately 30 faculty



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,199	74,921	183,653
Daytime Population	13,244	46,332	87,910
Household Income	\$160,379	\$182,685	\$188,488
Traffic Counts		93,000 on Route 7	

Area Retailers





POTOMAC RIVER

Lakeview Pads



Ashbrook Commons Plaza



INOVA LOUDOUN
HOSPITAL

179 Beds



LEESBURG PIKE 93,000 VPD

LOUDOUN COUNTY PKWY 14,000 VPD



One Loudoun

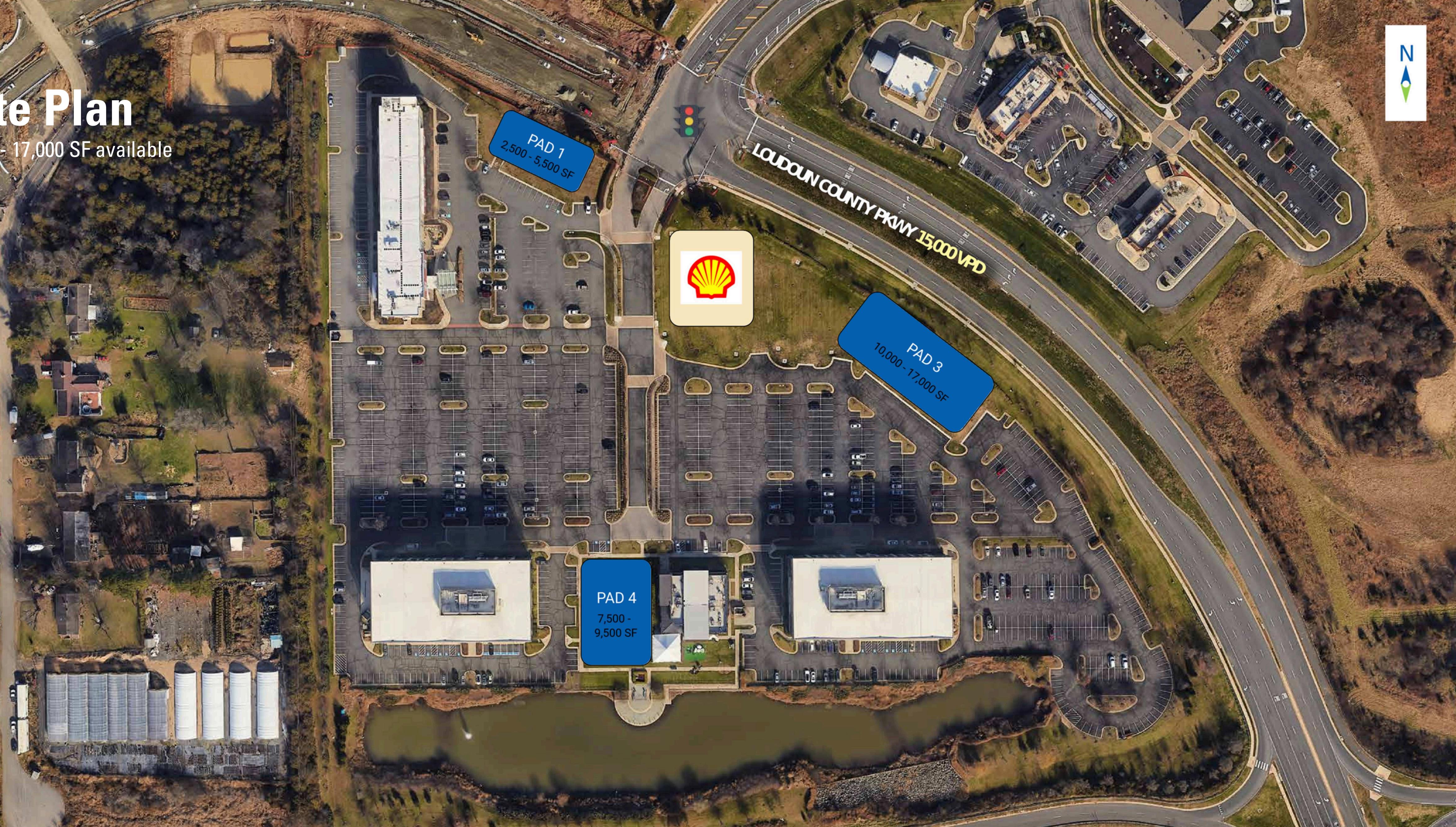


Lakeview

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Site Plan

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