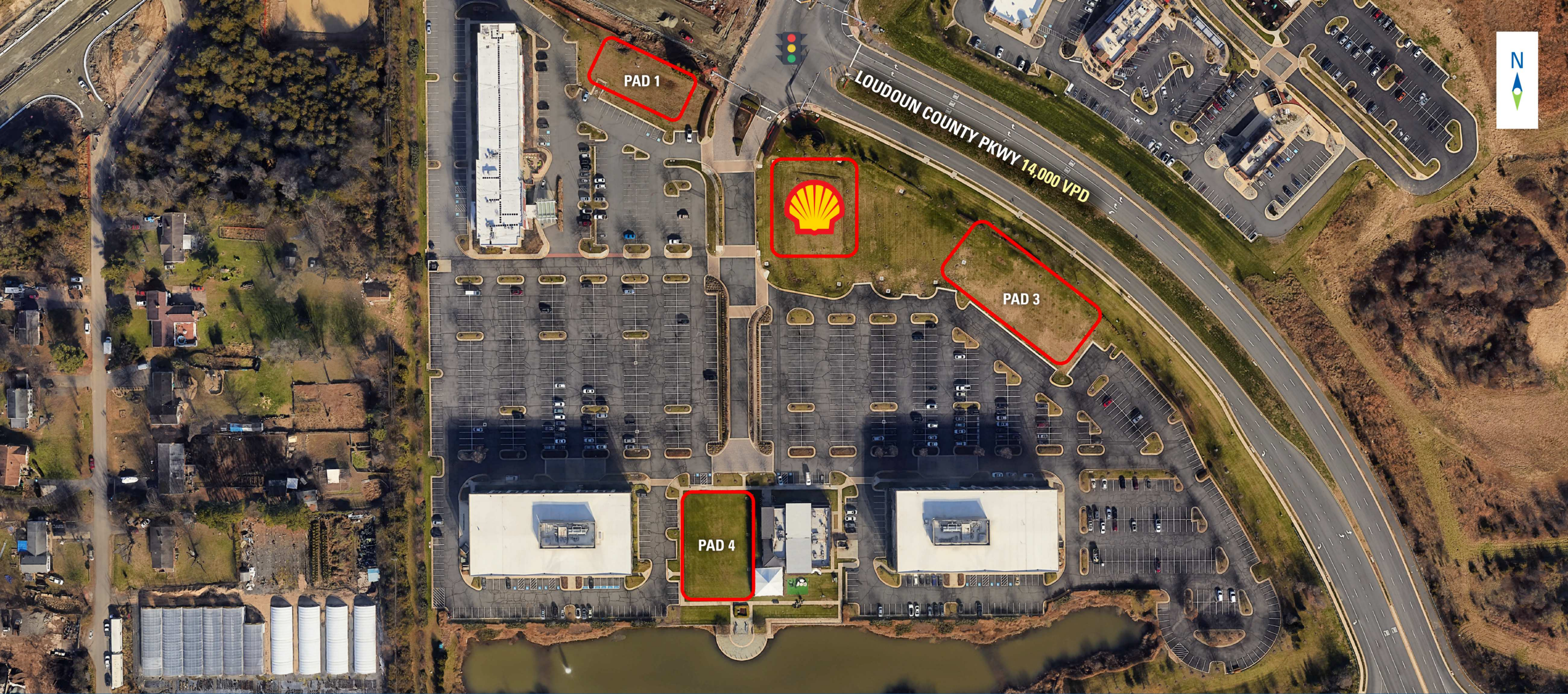




Lakeview
Ashburn, VA

2,500 - 17,000 SF available



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



INOVA LOUDOUN
HOSPITAL
179 Beds

TACO BELL

Chick-fil-A

TRUIST

Lakeview Pads

Starbucks

LIDL

planet fitness

Ashbrook Commons Plaza

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

ABC

Jersey Mike's
SUBS

DOMINIQUE DAWES
GYMNASTICS & NINJA ACADEMY

BANK OF AMERICA

TACO BELL

Chick-fil-A

TRUIST

Leesburg Pike 93,000 VPD

Loudoun County Pkwy 14,000 VPD

Flagship
CARWASH

TOPGOLF

GW

CUBESMART

SILVER Diner

One Loudoun

SEPHORA

WELLS FARGO

BARNES & NOBLE

TRADER JOE'S

The Container Store

Omega

Site Plan

2,500 - 17,000 SF available



PAD 1
2,500 - 5,500 SF



PAD 3
10,000 - 17,000 SF

PAD 4
7,500 - 9,500 SF

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