

# **Cameron Chase Village Center** Ashburn, VA

### 1,050 - 1,400 SF available





# Ashburn Virginia

- Thriving hub located within the **Dulles Technology Corridor that** boasts an average household income of approximately \$182,229, with 70% of adults holding at least a bachelor's degree
- Strong population demographics with 87,040 residents within a three-mile radius, including the upscale Cameron Chase community, with over 500 singlefamily homes
- High visibility and accessibility from Farmwell Road/Waxpool Road with over 66,000 vehicles per day
- Located less than 3 miles from **Dulles International Airport**
- One-stop shopping experience for families, young professionals, and international visitors alike









## **2025 Demographics**

	1 mi.	<b>3 mi</b> .	5 mi.	
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	66,500 on Fari	mwell Road/W	axpool Road	

## **Co-Tenants**









#### **Cameron Chase Village Center**





## **Site Plan** 1,050 - 1,400 SF available

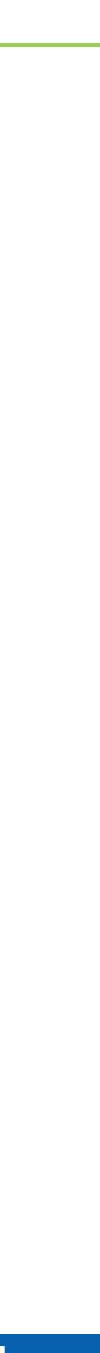
4

Space Available



#### **Cameron Chase Village Center**





# **Tenant List**

Space #	Sq. Ft.	Tenant	Space #	Sq. Ft.	Tenant	Space #	Sq. Ft.	Tenant
1	3,830	Ford's Fish Shack	6	1,050	Available	11	1,400	Glamorous Nail Spa
2	1,400	Master Flooring	7	1,750	Paisano's	12	1,400	C-2 Education
3	1,400	The Salvation Army	8	2,100	Hair Story by Serap	13	1,400	Available
4	1,400	Asian Fusion	9	2,800	Cleaner4Less	14	2,100	Hangry Joe's Hot Chicken
5	1,400	Matsu Poke	10	1,400	Sharp Line Cuts Barber Shop	15	4,550	Celebration by Rupa Vira

## **Cameron Chase Village Center**





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