



# 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 single-family 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.	3 mi.	5 mi.
<b>Population</b>	6,625	87,040	225,454
<b>Daytime Population</b>	9,351	47,879	118,394
<b>Household Income</b>	\$220,228	\$182,229	\$184,539
<b>Traffic Counts</b>	66,500 on Farmwell Road/Waxpool Road		

## Co-Tenants







**Ashburn Farm Village Center**



**Pipeline Plaza**



**Dulles Town Center**



**Broadlands Shopping Center**



**Ashburn Town Square**



**Cameron Chase Village Center**

**Dulles Town Crossing**



**Nokes Plaza at Dulles Town Center**



METRO LINE CONDOMINIUMS

burn boot camp

**Dulles 28 Centre**



**Shoppes At Ryan Park**



**Loudoun Station**



MOORFIELD STATION NEW DEVELOPMENT



# Site Plan

1,050 - 1,400 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
11	1,400	Glamorous Nail 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

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