



Cameron Chase Village Center

Ashburn, VA

1,050 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.
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 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 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	American Kolache Bakery
14	2,100	Hangry Joe's Hot Chicken
15	4,550	Celebration by Rupa Vira

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

CAMERON CHASE VILLAGE CENTER | 44260 ICE RINK PLAZA, ASHBURN, VA

Caroline Bosch | cbosch@rappaportco.com | 571.382.1232