



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



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



CAMERON CHASE VILLAGE CENTER

ASHBURN, VA

Broadlands Shopping Center
LAIFITNESS. ALDI CHASE

Shoppes At
Ryan Park
THE MARKET Panera Chipotle

Loudoun Station
AMC THEATRES bb.q Senior Ferg

MOORFIELD STATION
NEW DEVELOPMENT

Ashburn Farm Village Center
Advance Auto Parts BUFFALO WING FACTORY THE SHOP

Ashburn Town Square
LOTTE market CVS pharmacy M&T Bank

FARMWELL ROAD 26,500 VPD

METRO LINE
CONDOMINIUMS

Pipeline Plaza
POTBELLY IHOP Flagship Starbucks SUNOCO PNC

Cameron Chase
Village Center

LOST RHINO

burn boot camp

LOUDOUN COUNTY PARKWAY 34,500 VPD

GLOUCESTER PARKWAY

WAXPOOL ROAD 40,000 VPD

Dulles Town Center
macy's JCPenney DICK'S

Dulles Town Crossing
Walmart Sam's Club LOWE'S

Nokes Plaza at Dulles
Town Center
Cane's RACK BEST BUY

Dulles 28 Centre
Target Wegmans petco OLD NAVY ULTA Beauty Chick-fil-A

SULLY ROAD

28



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