

Lakeview Ashburn, VA

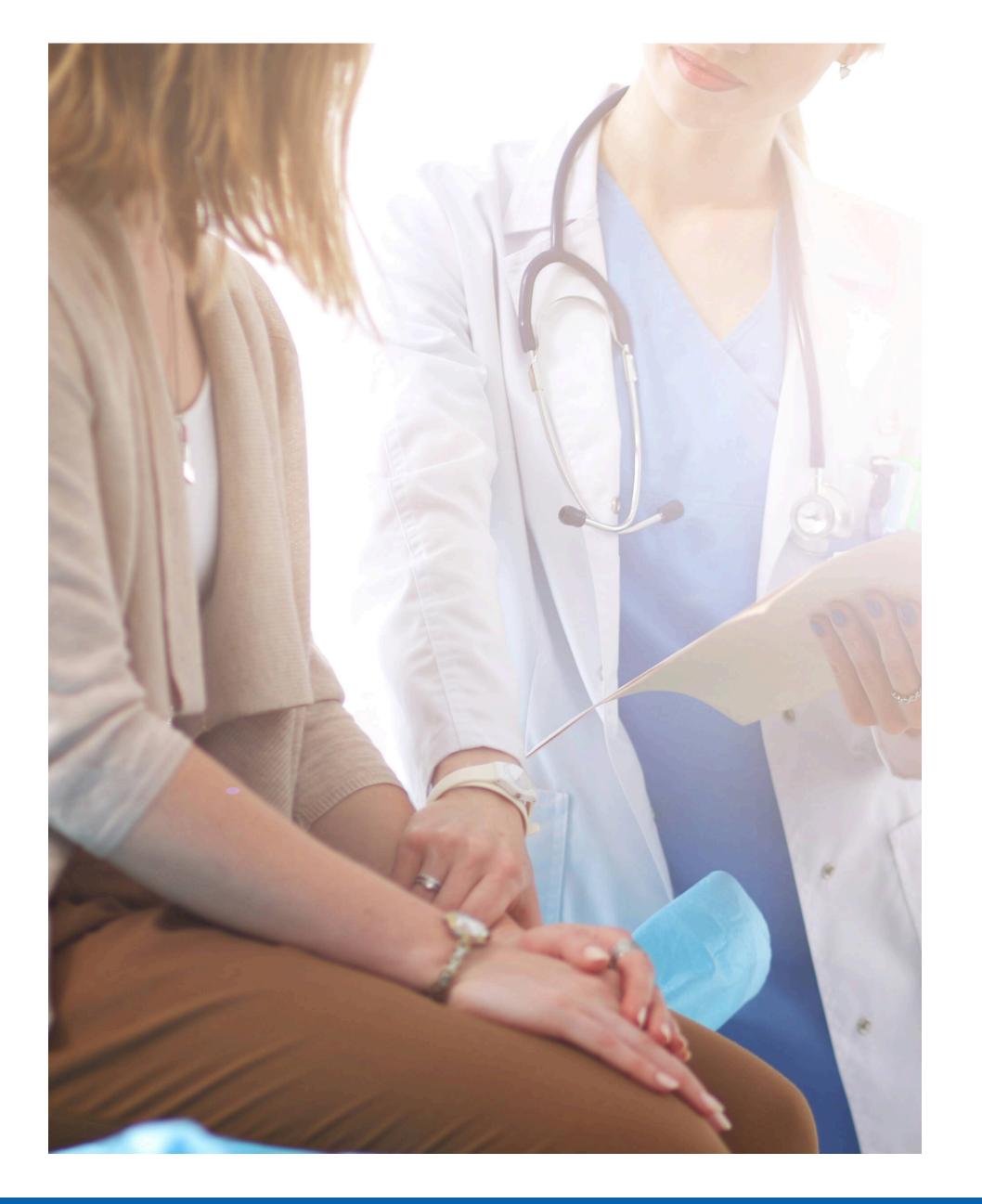
2,500 - 17,000 SF available



Ashburn

Virginia

Lakeview Pads has direct access to Inova Loudoun Hospital (179 beds) and **Howard Hughes Medical** Institute via a new road adjacent to Route 7. It is located among a dense daytime population with medical centers and office buildings along with high traffic flow due to proximity to Route 7 and the nearby offices, medical buildings, and schools. The newly constructed **Loudoun County Extension** creates an alternative route from Lakeview to Leesburg. Lakeview Pads is positioned next to the GWU Graduate Campus with 611 students and approximately 30 faculty.



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	6,966	64,844	171,328
Daytime Population	9,752	65,520	168,823
Household Income	\$119,788	\$151,937	\$156,697
Traffic Counts	93,000 on Route 7		

Area Retailers















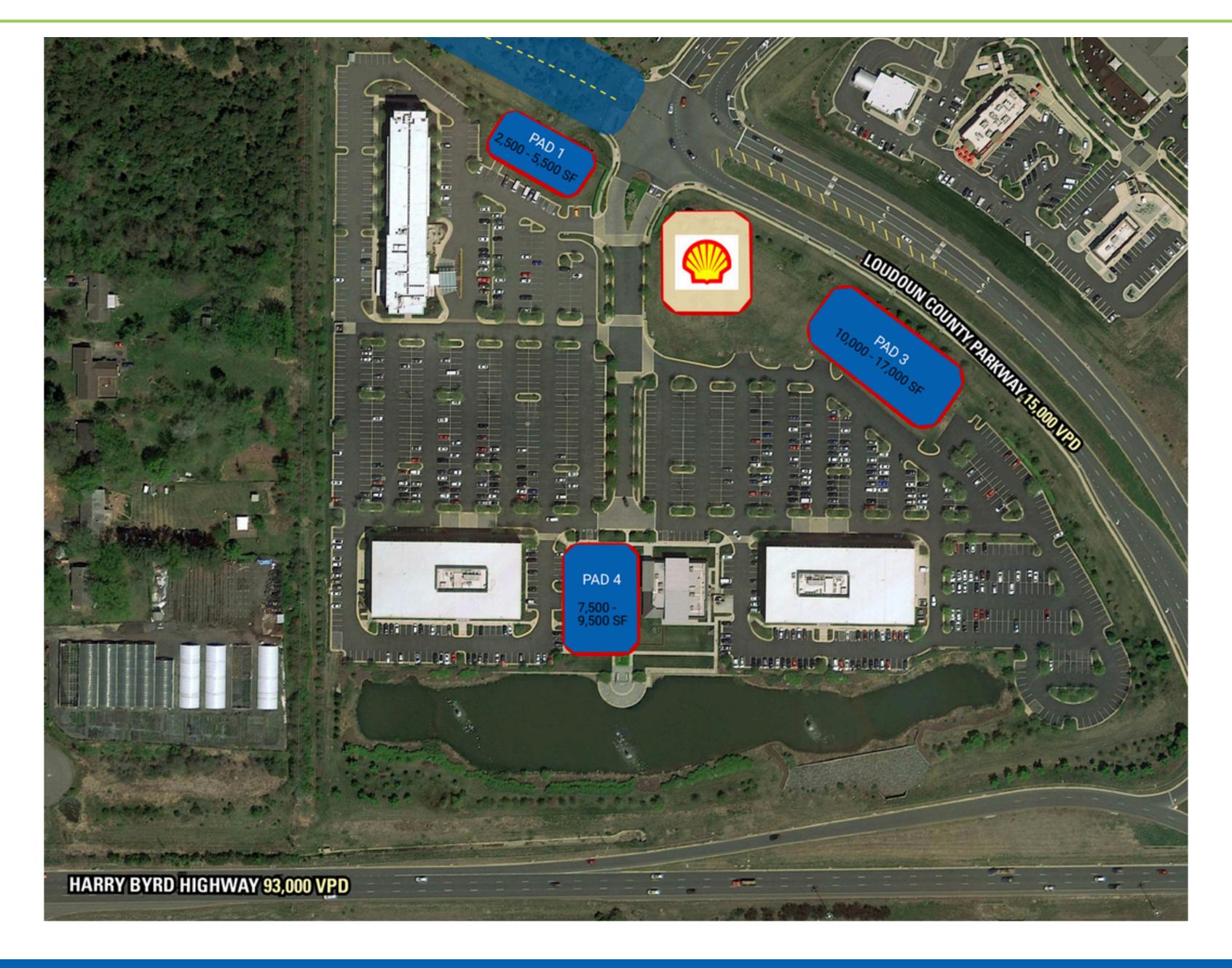


Site Plan

2,500 - 17,000 SF available

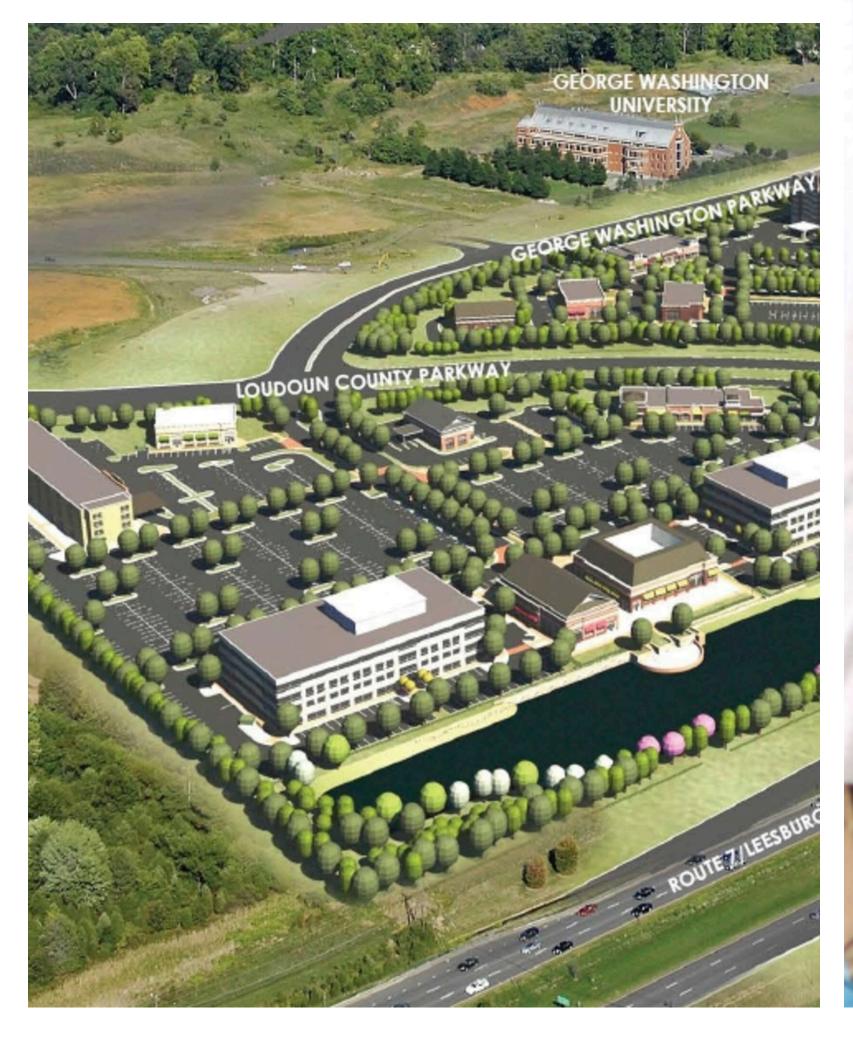
Space #	Sq. Ft.	Tenant
PAD 1	2,500	Available
PAD 2	3,000	Shell Gas
PAD 3	17,000	Available
PAD 4	9,500	Available







The Property





Discover your next retail opportunity at rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

LAKEVIEW | 20135 LAKEVIEW CENTER PLAZA, ASHBURN, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524 | Pat O'Meara | pomeara@rappaportco.com | 571.382.1218