



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





GEORGE WASHINGTON
UNIVERSITY

GEORGE WASHINGTON PARKWAY

LOUDOUN COUNTY PARKWAY

LOUDOUN COUNTY PARKWAY

ROUTE 7/LEESBURG PIKE

FUTURE
ONE LOUDOUN CENTER SITE

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

● Space Available



The Property



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