



# Cameron Chase Village Center

Ashburn, VA



# 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



## 2026 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		

## Area Retailers





**Ashburn Farm Village Center**  
Advance Auto Parts | Buffalo Wing Factory | The Shop

**Pipeline Plaza**  
Potbelly | IHOP | Flagship | Starbucks | Sunoco | PNC

**Dulles Town Center**  
Macy's | JCPenney | Dick's Sporting Goods

**Broadlands Shopping Center**  
LA Fitness | ALDI | Chase

**Ashburn Town Square**  
LOTTE Market | CVS Pharmacy | M&T Bank

**Cameron Chase Village Center**

**Dulles Town Crossing**  
Walmart | Sam's Club | Lowe's

**Nokes Plaza at Dulles Town Center**  
Cane's | Rack | Best Buy

**Shoppes At Ryan Park**  
The Market | Panera Bread | Chipotle

**Loudoun Station**  
AMC Theatres | bbq Chicken | Señor Fajitas

**Dulles 28 Centre**  
Target | Wegmans | Petco | Old Navy | Ulta | Chick-fil-e

**MOORFIELD STATION  
NEW DEVELOPMENT**

# Site Plan

● 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	Dr. T Shawarma Burger and Kabob

Space #	Sq. Ft.	Tenant
6	1,050	YouMin Delights
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**

**Will Collins | [wcollins@rappaportco.com](mailto:wcollins@rappaportco.com) | 571.382.1225**