Cameron Chase Village Center

Ashburn, VA

RAPPAPORT
CULTIVATING PLACES®

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		

Area Retailers

celebration by Rupa Vira

PAISANO'S

ASHBURN ICE HOUSE

FORD'S FISH SHACK

HANGRY JOE'S Hot Chicken

THE SALVATION ARMY

Cameron Chase Village Center

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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	Matsu Poke

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

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