



# Cameron Chase Village Center

Ashburn, VA

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# 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

celebration  
*by Rupa Ira*



ASHBURN  
ICE  
HOUSE





# 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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