



44610 Waxpool Road
Ashburn, VA

For Sale or Lease Available
Suitable for a building of up to 5,000 SF

RAPPAPORT
CULTIVATING PLACES®

Ashburn

Virginia

- Pad site opportunity alongside the Embassy Suites by Hilton Dulles North Loudoun and the Homewood Suites by Hilton Dulles-North/ Loudoun
- Suitable for a building of up to 5,000 SF
- Adjacent to Ashburn Eats! Restaurant Plaza, featuring a wide range of dining choices, such as Five Guys and Santini
- Located within five miles of AOL, Cisco, Visa, and Washington Dulles International Airport
- Strong visibility from Waxpool Road (60,000 VPD)



2026 Demographics

	3 mi.	5 mi.	7 mi.
Population	74,712	243,709	364,394
Daytime Population	52,735	134,710	212,980
Household Income	\$176,689	\$189,260	\$199,122
Traffic Counts	60,000 on Waxpool Road		

Area Retailers





Dulles Town Center

Ashburn Farm Village Center
Advance Auto Parts



Cameron Chase Village
HANGRY JOE'S, FORD'S FISH SHACK, PAISANO'S PIZZA

Dulles Town Crossing

Walmart, Sam's Club, Lowe's, Raising Canes, Nordstrom Rack, Best Buy

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Shoppes At Ryan Park



METRO LINE CONDOMINIUMS



Loudoun Station
AMC THEATRES, bbq CHICKEN, Señor Frog's

MOORFIELD STATION
NEW DEVELOPMENT

DULLES GREENWAY 43,600 VPD

burn boot camp

LOUDOUN COUNTY PARKWAY 34,500 VPD

WAXPOOL ROAD 60,000 VPD

28

SULLY ROAD 102,000 VPD

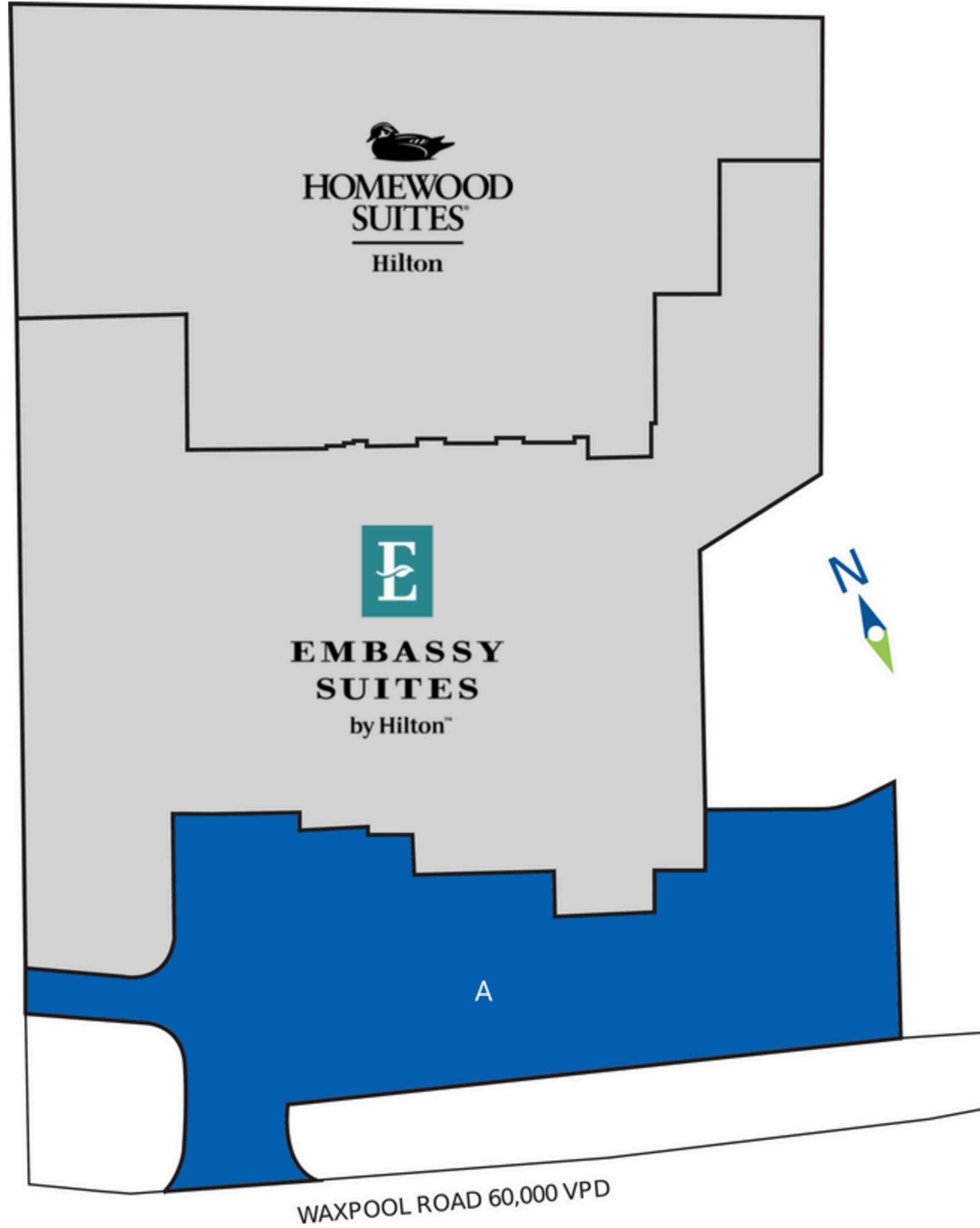
Dulles 28 Centre
Target, Wegmans, Petco, Old Navy, Ulta Beauty, Chick-fil-A

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RAPPAPORT
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Site Plan

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