



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

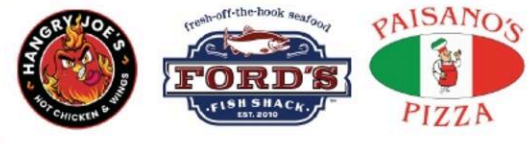


Pipeline Plaza



GLOUCESTER PARKWAY

Cameron Chase Village



Dulles Town Crossing



44610 Waxpool Road



METRO LINE
CONDOMINIUMS

Shoppes At
Ryan Park



burn boot camp

Dulles 28 Centre



28

Loudoun Station



LOUDOUN COUNTY PARKWAY 34,500 VPD

WAXPOOL ROAD 60,000 VPD

SULLY ROAD 102,000 VPD

DULLES GREENWAY 43,600 VPD

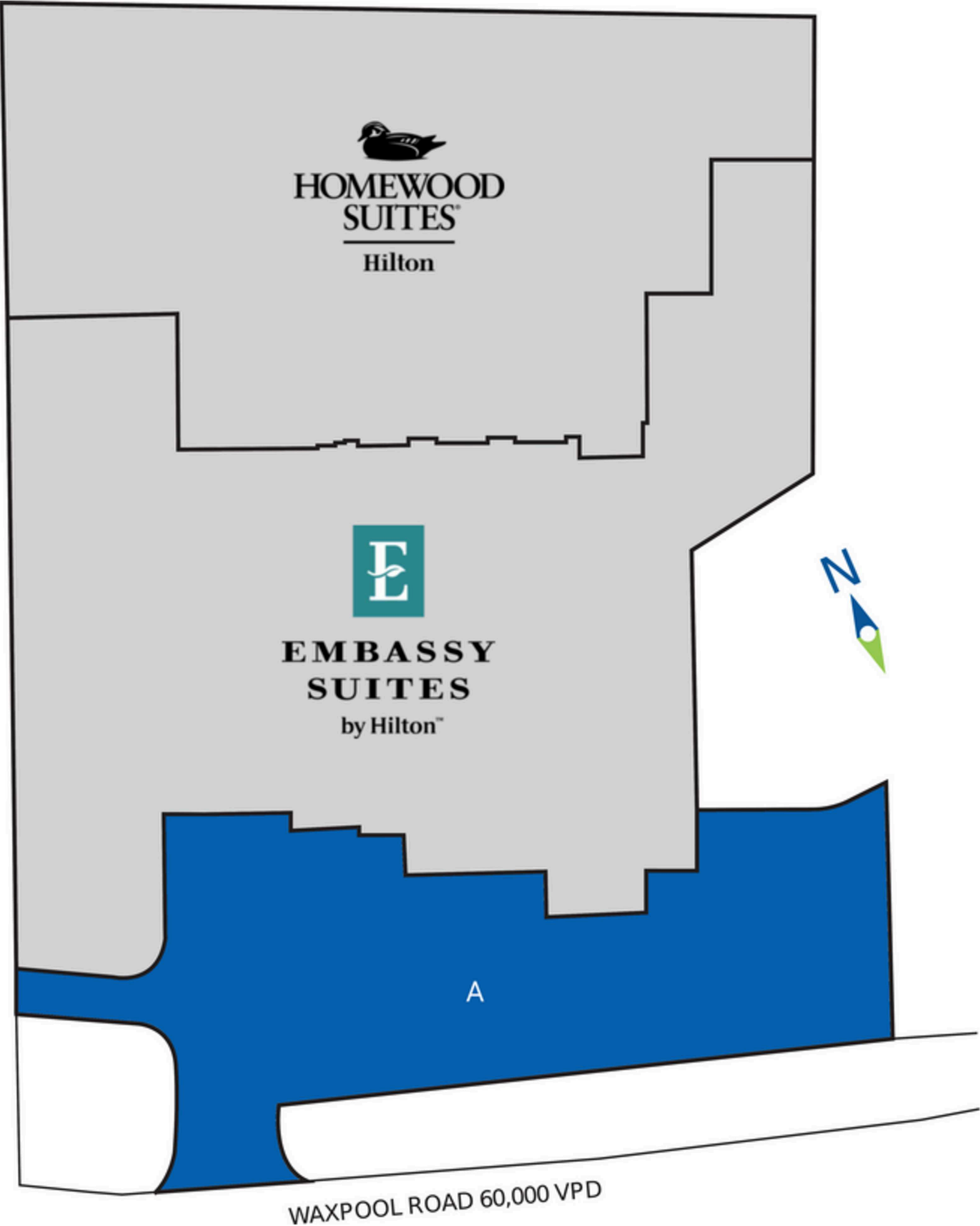
MOORFIELD STATION
NEW DEVELOPMENT

44610 Waxpool Road

RAPPAPORT
CULTIVATING PLACES

Site Plan

For Sale or Lease Available



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

44610 WAXPOOL ROAD, ASHBURN, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Mike Howard | mhoward@rappaportco.com | 571.382.1219