



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





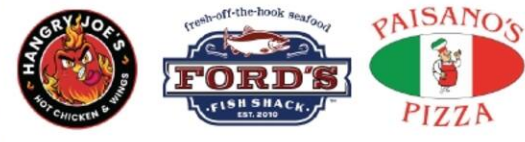
Ashburn Farm Village Center



Pipeline Plaza



Cameron Chase Village



Dulles Town Center

Dulles Town Crossing



44610 Waxpool Road

METRO LINE
CONDOMINIUMS



Shoppes At
Ryan Park



burn boot camp

Loudoun Station



Dulles 28 Centre



LOUDOUN COUNTY PARKWAY 34,500 VPD

WAXPOOL ROAD 60,000 VPD

DULLES GREENWAY 43,600 VPD

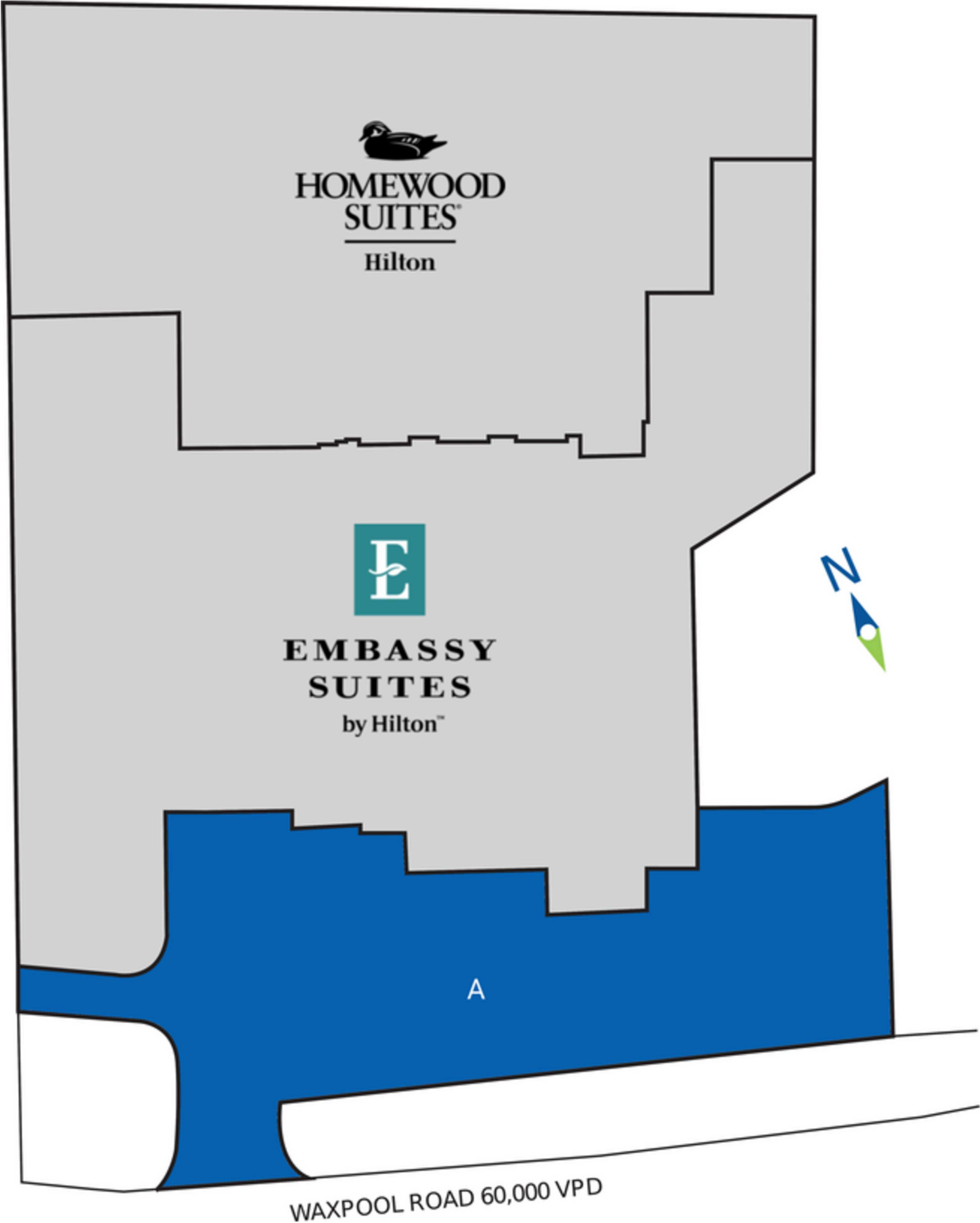
SULLY ROAD 102,000 VPD

MOORFIELD STATION
NEW DEVELOPMENT

44610 Waxpool Road

Site Plan

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