

RAPPAPORT LAKEVIEW AT UNIVERSITY CENTER

Ashburn, Virginia

A Variety of Restaurant and Retail Pad Sites Available

LANSOWNE TOWN CENTER
Harris Teeter, CVS pharmacy, Capital One, etc.

BELMONT CHASE
unleashed, WHOLE FOODS, CAVA, etc.

ASHBROOK COMMONS
Harris Teeter, HomeGoods, OFF BROADWAY SHOE WAREHOUSE, AC MOORE, etc.

ASHBURN VILLAGE SHOPPING CENTER
California Tortilla, Giant, McDonald's, Dunkin' Donuts, etc.

ONE LOUDOUN
(1,040 New Homes! 750 New Hotel Rooms!)
ALAMO, Uncle Julio's, Nando's, Bar Louie, World of Beer, Firehouse Subs, etc.

STONERIDGE APARTMENTS
630 UNITS 94% OCCUPIED

COMMONWEALTH CENTER
McDonald's, CVS/pharmacy, iFLY, TOP GOLF

DULLES TOWN CENTER
REGAL ENTERTAINMENT GROUP, LA FITNESS, H&M, JCPenney, NORDSTROM, DICK'S SPORTING GOODS, macy's, etc.

REDSKINS PARK

1 19980 HIGHLAND DRIVE, 100% LEASED, 19955 HIGHLAND VISTA DRIVE, 100% LEASED, APPROXIMATELY 475 EMPLOYEES

2 44505 RUSSELL BRANCH PKWY (VISA DATA CENTER) 100% LEASED APPROXIMATELY 1,471 EMPLOYEES

3 19886 ASHBURN BLVD, 100% LEASED APPROXIMATELY 857 EMPLOYEES

GW UNIVERSITY
500 STAFF 600 STUDENTS

ROUTE 7
ROUTE 28

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LAKEVIEW
AT UNIVERSITY CENTER

STATISTICAL SNAPSHOT 10 MINUTE DRIVETIME, 2014 DEMOS

POPULATION
259,984

AVG HH INCOME
\$139,809

TRAFFIC COUNTS
69,300 VPD (ROUTE 7)
15,000 VPD (LOUDOUN COUNTY PARKWAY)

NEARBY RETAIL CENTERS
DULLES TOWN CENTER, ASHBURN VILLAGE, LANSOWNE TOWN CENTER, ASHBROOK COMMONS, ONE LOUDOUN

DAYTIME POPULATION
119,038

FUTURE DEVELOPMENT
CROSSTRAIL, KINCORA COMMONWEALTH CENTER, BELMONT CHASE

LAKEVIEW AT UNIVERSITY CENTER FACTS AT-A-GLANCE

- Highly visible pad opportunities from Loudoun County Parkway and Route 7
- Located in wealthy, densely populated Loudoun County
- Located adjacent to George Washington University Science and Technology Campus, existing 130 key Spring Hill Suites, and over 200,000 s.f. of Class A office (with more coming)
- Conveniently located near One Loudoun, Commonwealth Center, and future Kincora developments

DRIVETIME DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2014)	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	58,010	259,984	418,353
AVG HH INCOME	\$136,975	\$139,809	\$148,835
EMPLOYEES	28,303	119,038	233,276

SITE FACTS:
SPACE: Variety of Restaurant and Retail Space & Pad Sites
TRAFFIC COUNTS: 69,300 VPD (Route 7/Harry Byrd Highway)
 15,000 VPD (Loudoun County PKWY)

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A Variety of Restaurant and Retail Pad Sites Available



DEVELOPED/ UNDER DEVELOPMENT

- OFFICE
- HOTEL
- SOLD

AVAILABLE PAD SITES

- 1. Up to 9,500 SF
- 2. Up to 9,500 SF
- 3. Up to 6,000 SF
- 4. Up to 3,000 SF
- 5. Up to 10,000 SF