

# MORLEY CORNER ASHBURN, VA 20147



1.8 ACRE SITE

Ashburn Village Blvd

## PRIME DAY CARE PARCEL AVAILABLE

### PROPERTY HIGHLIGHTS

- :: In the heart of Loudoun County – first in household income and fifth fastest growing county in the U.S.
- :: Parking for Daycare: +/- 53 Spaces
- :: Finished site – Graded, utilities to site, off-site storm-water management and access completed
- :: All off-site work completed
- :: Full access from Ashburn Village Boulevard via intersection with dedicated turn lanes and accel/decel lanes

### PROPERTY FEATURES

- Location:** On the corner of Ashburn Village Boulevard to the East and Waxpool Road to the South
- Availability:** +/- 10,000 SF Building  
+/- 7,500 SF Fenced yard
- Area:** 1.8 Acre Pad Site
- Ground Rent:** Negotiable

2014 Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	3,698	36,594	92,693
Avg. Household Income	\$178,225	\$170,678	\$155,422
Population	9,788	72,173	148,638

For more information please contact:

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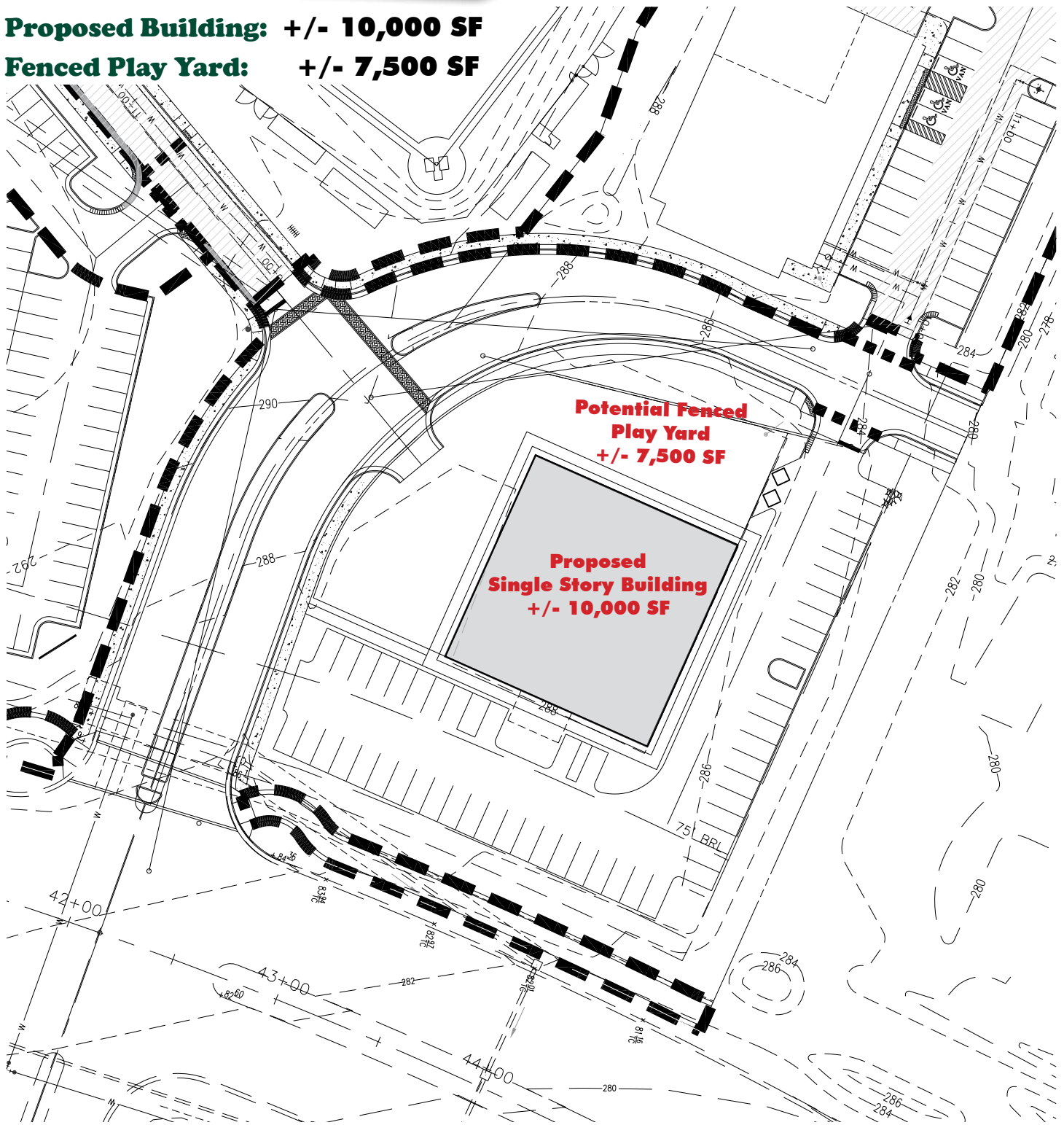
**CBRE**

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# SITE PLAN

**Proposed Building: +/- 10,000 SF**  
**Fenced Play Yard: +/- 7,500 SF**



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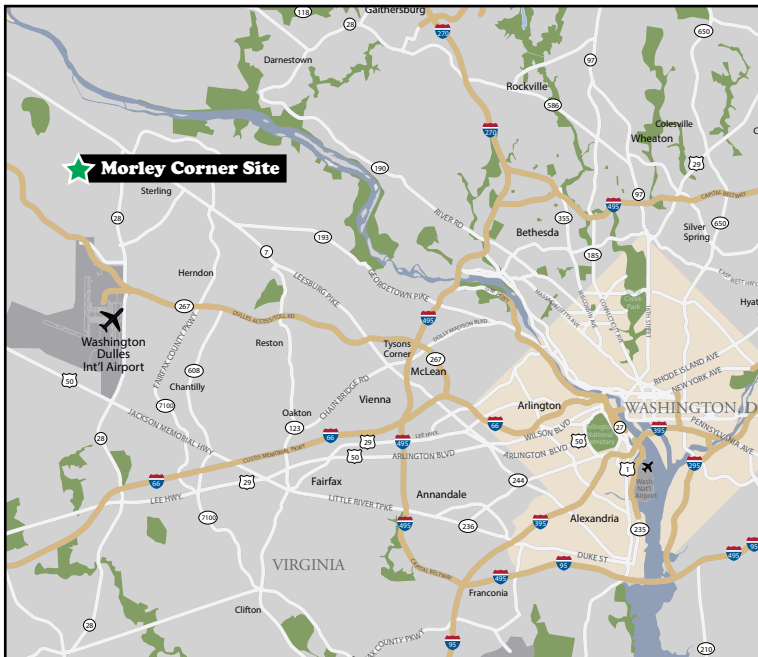
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### DISTANCE TO

Dulles Greenway	1 Mile
Loudoun County Pkwy	1 Mile
Route 28	3 Miles
Dulles International Airport	7 Miles
Route 50	8 Miles
Interstate 495	18 Miles
Washington D.C.	32 Miles

### Traffic Count - Vehicles Per Day

Ashburn Village Blvd	28,480 VPD
New Castle Way	8,182 VPD
Hartley Pl	3,213 VPD

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