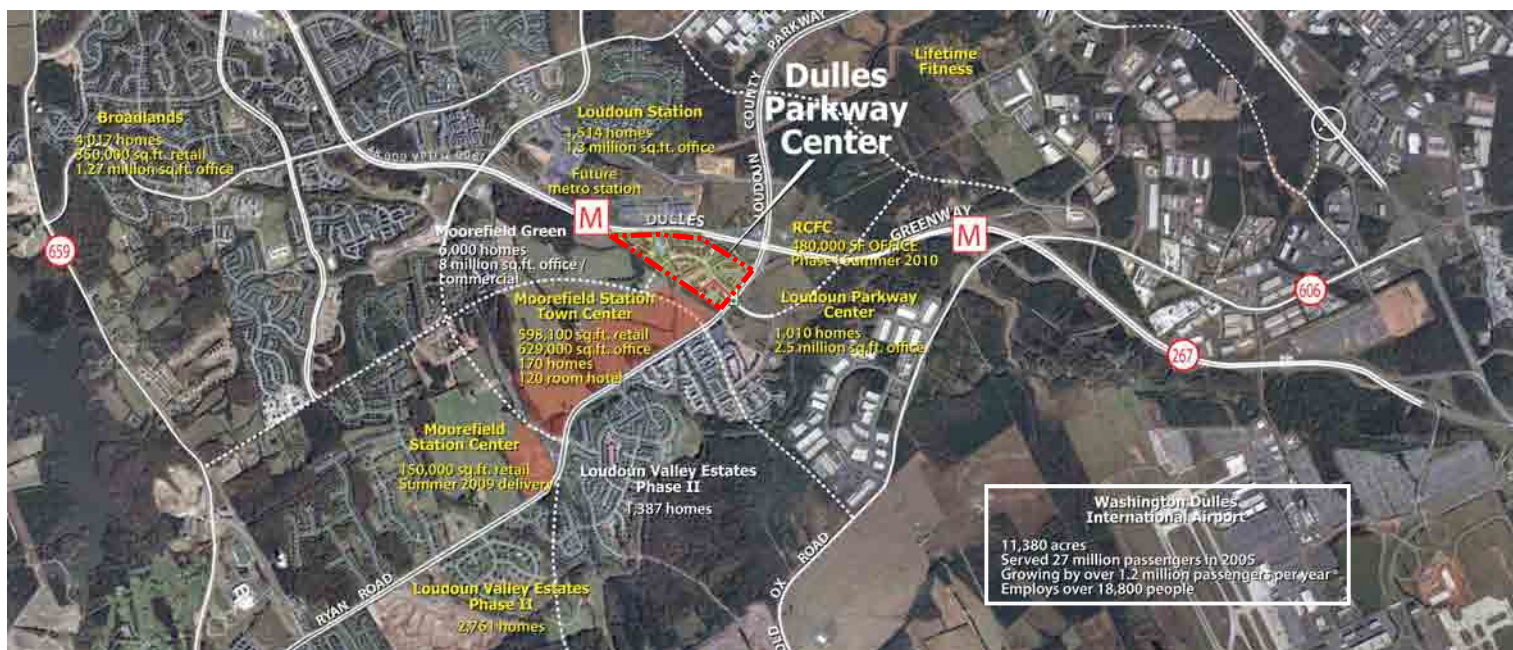
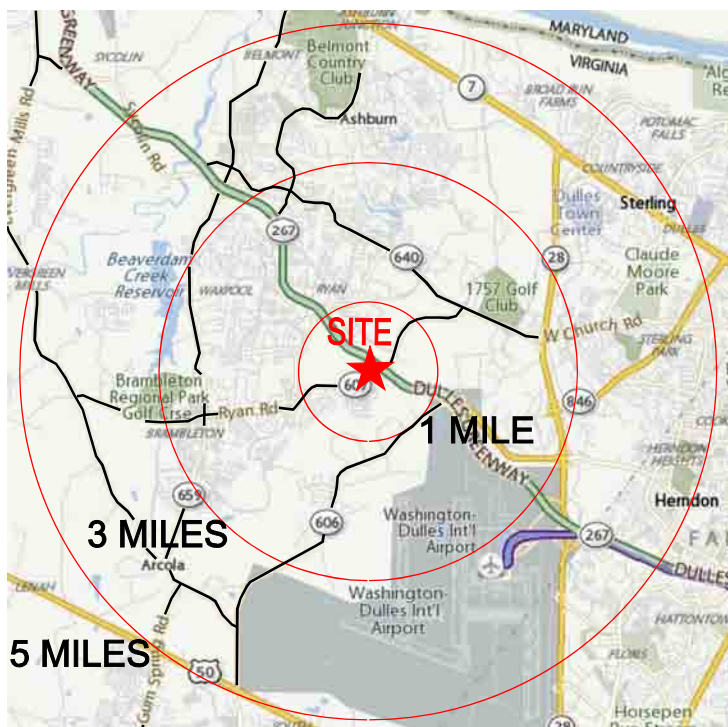




Quick Facts

Location:	Lot 14 At Dulles Parkway Center Ashburn, VA 20148		
Project:	Dulles Parkway Center is a mixed use development that will comprise 850 residential units, two hotels (existing), one Daycare Center (coming soon), one Gas station, 8,700 SF of multi tenant retail space, one pad site for fast food with a drive thru and one pad site for a full service restaurant.		
Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population(2018):	5,742	64,427	170,261
Daytime Pop:	4,231	39,124	85,530
Avg. Income:	\$140,617	\$173,338	\$157,434
Traffic:	46,000 VPD		
Amenities:	Walking distance from a new Metro Station (coming soon), new Inova Medical facility, existing Moorefield Green, existing Moorefield Town Center and existing Loudoun Valley Estates (4,000 homes).		
Available:	8,000 SF multi tenant retail building and two retail pad sites.		



CONTACT

Leonard Pick

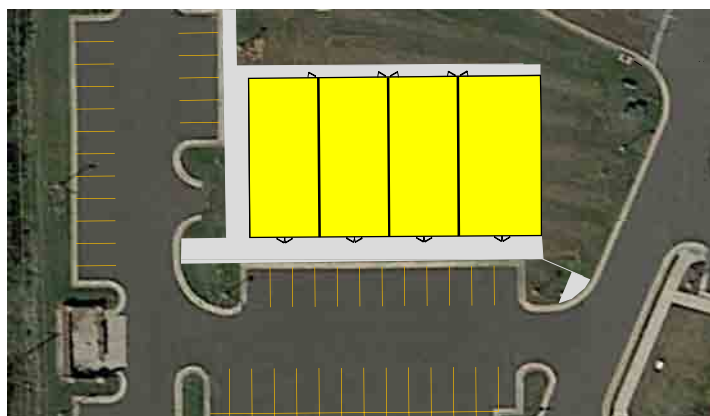
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Hypothetical 8,700 Retail Building



TENANT ROSTER

Pad 1	up to 3,500SF	Ground lease for Fast food Restaurant with a drive thru
Pad 2	up to 6,000 SF	Ground lease for Full Service Restaurant
Retail	8,000 SF to be divided into $\pm$ 4 spaces	Multi tenant retail for Fast casual restaurants and service uses