

**MILLER WALKER**  
RETAIL REAL ESTATE

**CORNER OF LOUDOUN COUNTY  
PARKWAY AND EVERGREEN MILLS ROAD**  
RETAIL AND RESTAURANT SPACES AVAILABLE  
2,218 SF TO 22,090 SF

## BRAM QUARTER

23710 Schooler Plaza  
Ashburn, VA

6/03/2020



**BRAMBLETON  
LOUDOUN COUNTY, VA**



## WHY LOUDOUN COUNTY, VIRGINIA?



### ECONOMIC FACTORS.....

- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia



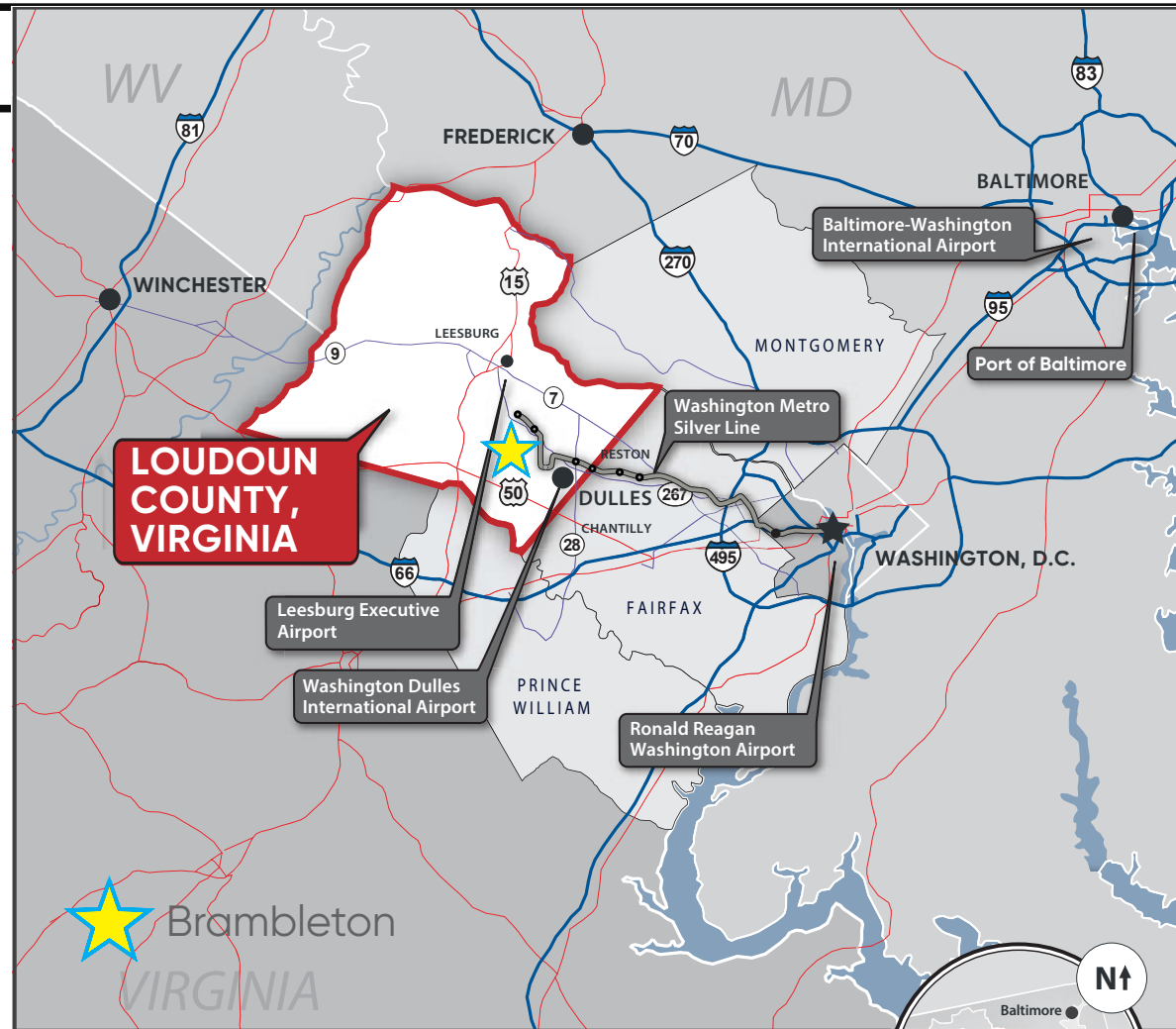
### BUSINESS SUCCESS.....

- Most Wineries and Breweries in Virginia
- Top Data Center Market in the World
- More than 70% of the world's internet traffic passes through Loudoun County (Ashburn, VA) on a daily basis
- More than 900 federal government prime contractors call Loudoun County home
- Nearly \$100 million is invested each year in biomedical research through Howard Hughes Medical Institute's Janelia Research Campus in Loudoun



### QUALITY OF LIFE FACTORS.....

- Fastest-Growing County in Virginia
- Healthiest County in Virginia
- Safest County in the National Capital Region
- Highest Home Broadband Access in Virginia



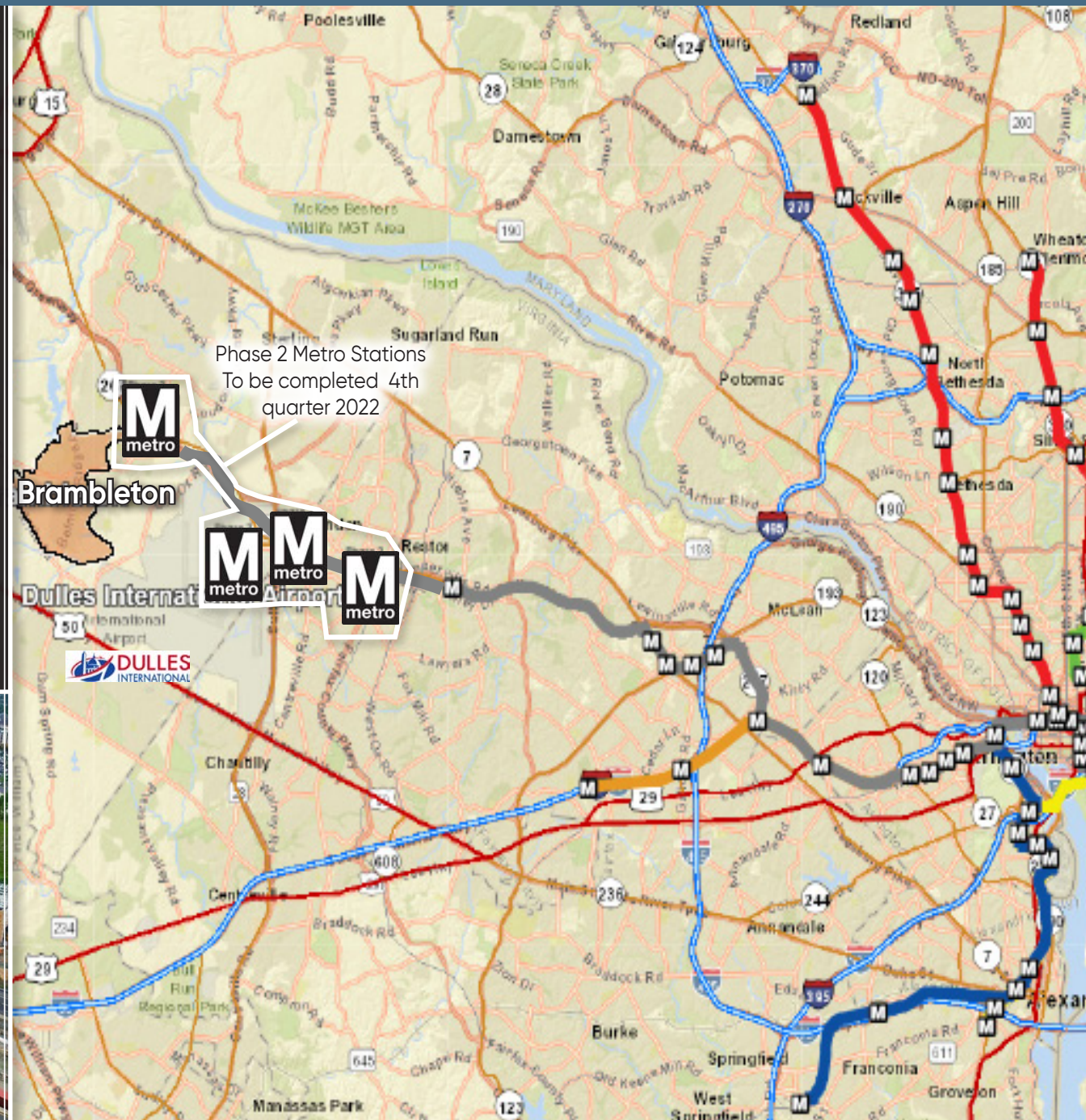


# Loudoun County, VA

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**M metro** The Dulles Corridor Metrorail Project consists of 11 new stations which are being constructed in two phases. Phase 1 is already completed and runs from East Falls Church with four stations in Tysons Corner and one on Wiehle Avenue in Reston.

Phase 2 picks up at the Phase 1 terminus location, Wiehle-Reston East, and continues in the median of the Dulles Toll Road and the Dulles Greenway with three stations, including an aerial station at Dulles Airport and continues on with two stops in Loudoun County.





"Virginia's fastest growing county"

<https://www.nbc12.com>

"The Nation's wealthiest county"

<https://www.usnews.com>



## BRAMBLETON

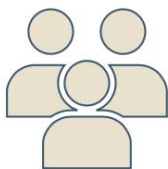
3 Mile Radius Demographics

### DEMOGRAPHICS



**\$199,720**

2019 Average  
Household  
Income (Esri)



**58,677**

2019 Total  
Population (Esri)



**14,646**

2019 Total  
(NAICS11-99)  
Employees

### ANNUAL HOUSEHOLD SPENDING



**\$131,317**

2021 Average  
Disposable  
Income (Esri)



**\$2,690,959**

2021 Total  
(SIC01-99) Sales  
(\$000)



**\$4,493**

Apparel &  
Services



**\$8,190**

Eating Out



**\$10,915**

Groceries



# Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

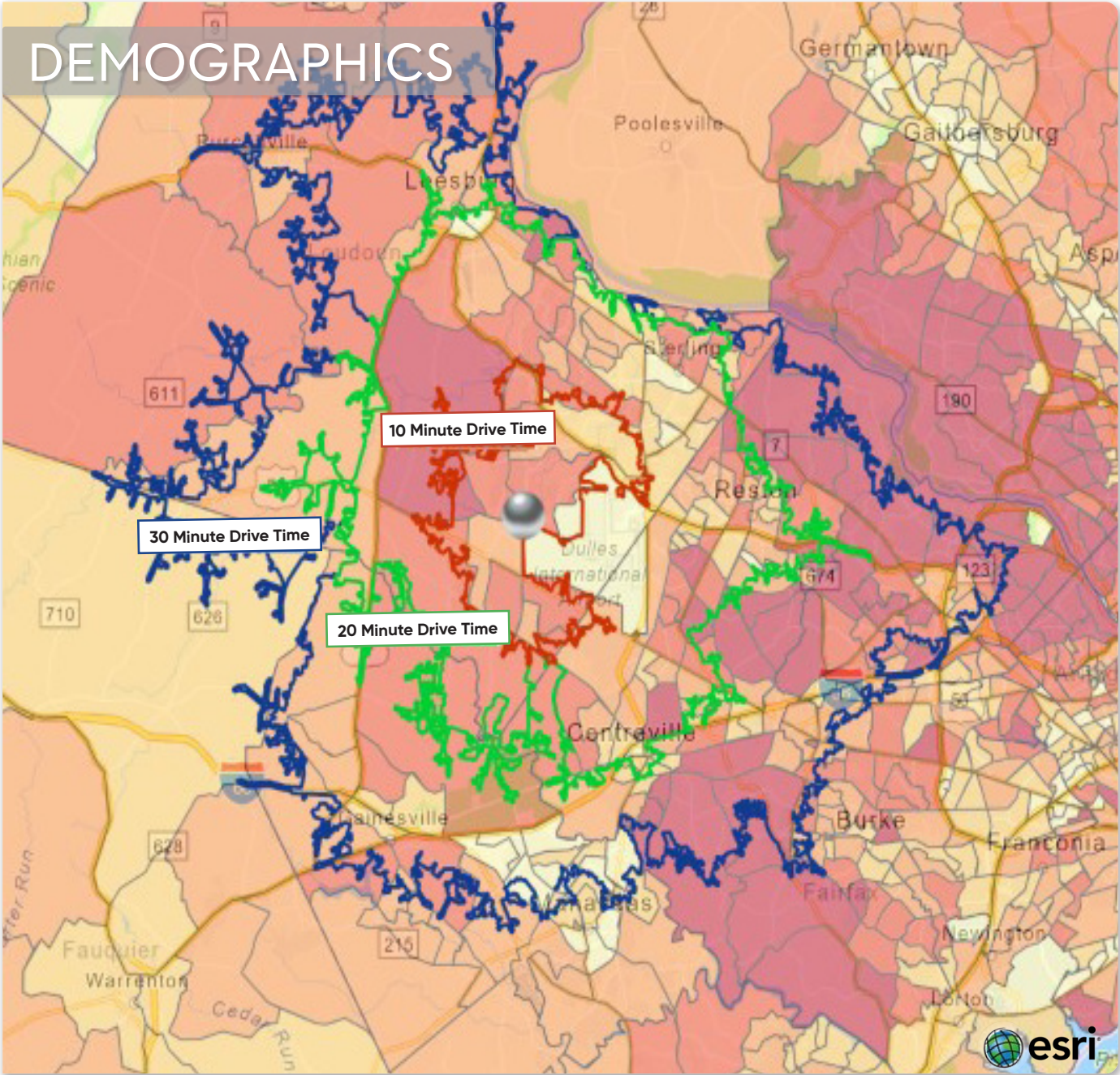
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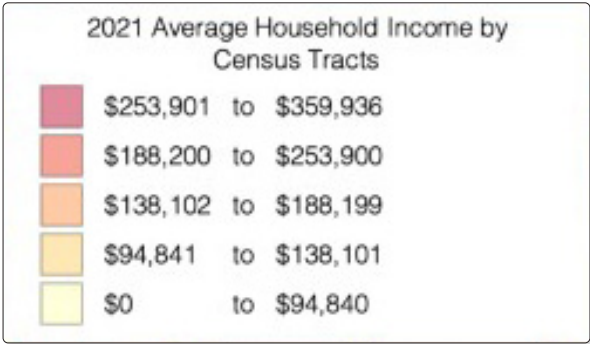
# Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia



DRIVE TIME	10 MIN DRIVE	20 MIN DRIVE	30 MIN DRIVE
2021 Daytime Population	110,390	574,814	1,062,553
2021 Resident Population	57,460	259,269	471,289
2021 Average Household Income	\$197,325	\$174,462	\$177,228

DISTANCE	1 MILE RING	3 MILE RING	5 MILE RING
2021 Daytime Population	10,605	56,412	148,184
2021 Resident Population	6,254	29,680	76,416
2021 Average Household Income	\$240,667	\$199,720	\$205,171





# Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia



## OFFICE

- Office 205 2,769 sf
- Office 210 2,824 sf
- Office 215 2,319 sf
- Office 220 2,630 sf
- Office 225 2,444 sf
- Office 240 2,106 sf
- Office 245 3,002 sf
- Office 255 2,037 sf
- Office 260 2,019 sf
- Office 270 3,326 sf
- Office 275 3,588 sf
- Balcony

## RETAIL

- Retail 100 2,745 sf
- Retail 105 2,528 sf
- Retail 120 2,926 sf
- Retail 125 2,218 sf
- Retail 130 2,838 sf
- Retail 160 2,940 sf
- Retail 170 2,232 sf
- Retail 175 1,937 sf
- Retail 180 1,726 sf

Available Office Available Retail Leased Under LOI Future Development



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SCHEMATIC DESIGN





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