BRAMBLETON TOWN CENTER

LOUDOUN COUNTY - BRAMBLETON, VA

MULTIPLE RETAIL SPACES AVAILABLE
FROM 1,186 SF TO 3,650 SF

Brambleton TOWN CENTER

MILLER WALKER
RETAIL REAL ESTATE

Loudoun County, VA

MILLER WALKER
RETAIL REAL ESTATE

WHY LOUDOUN COUNTY, VIRGINIA?

ECONOMIC FACTORS

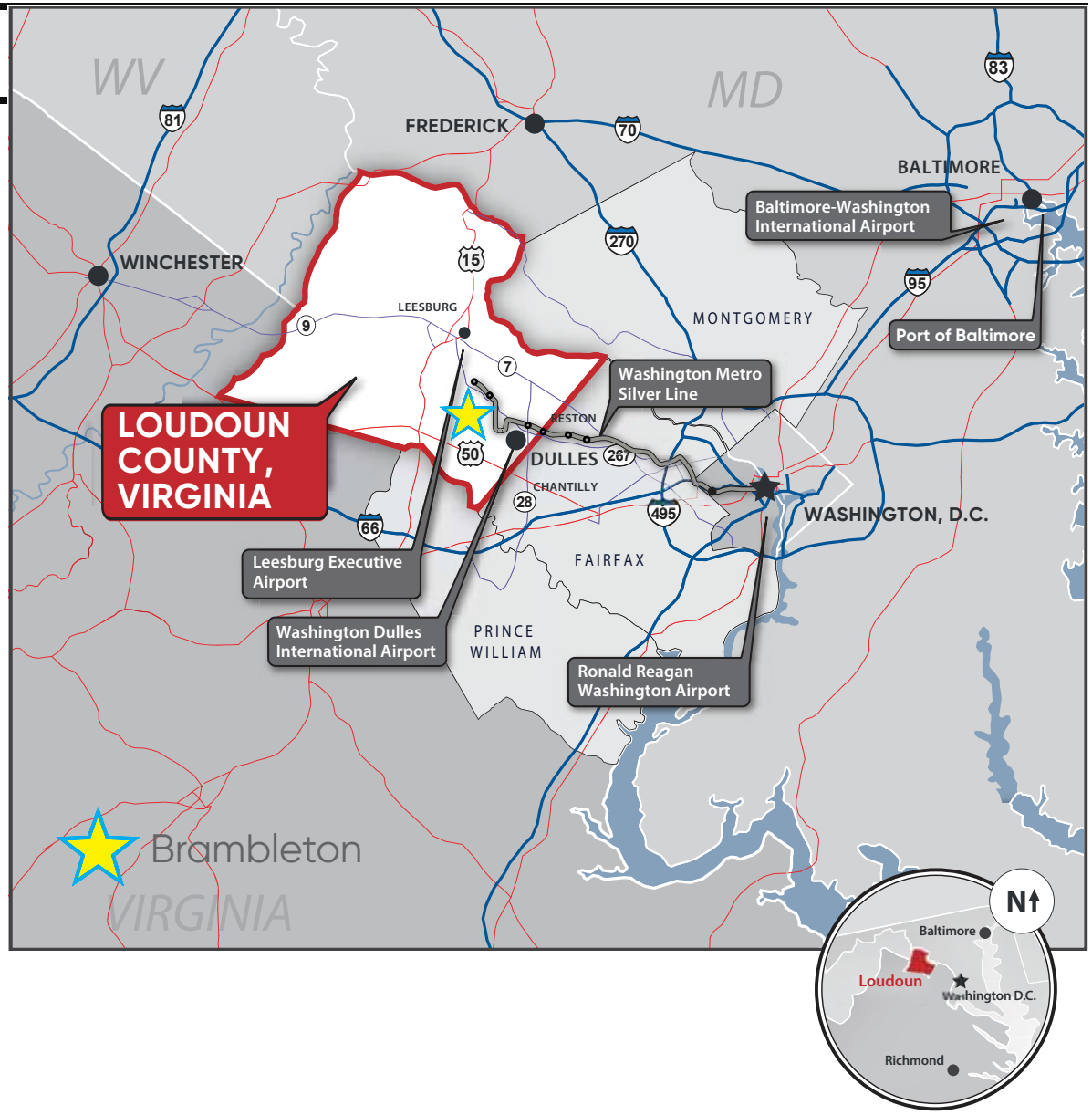
- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia

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



Brambleton Town Center

Brambleton, Virginia

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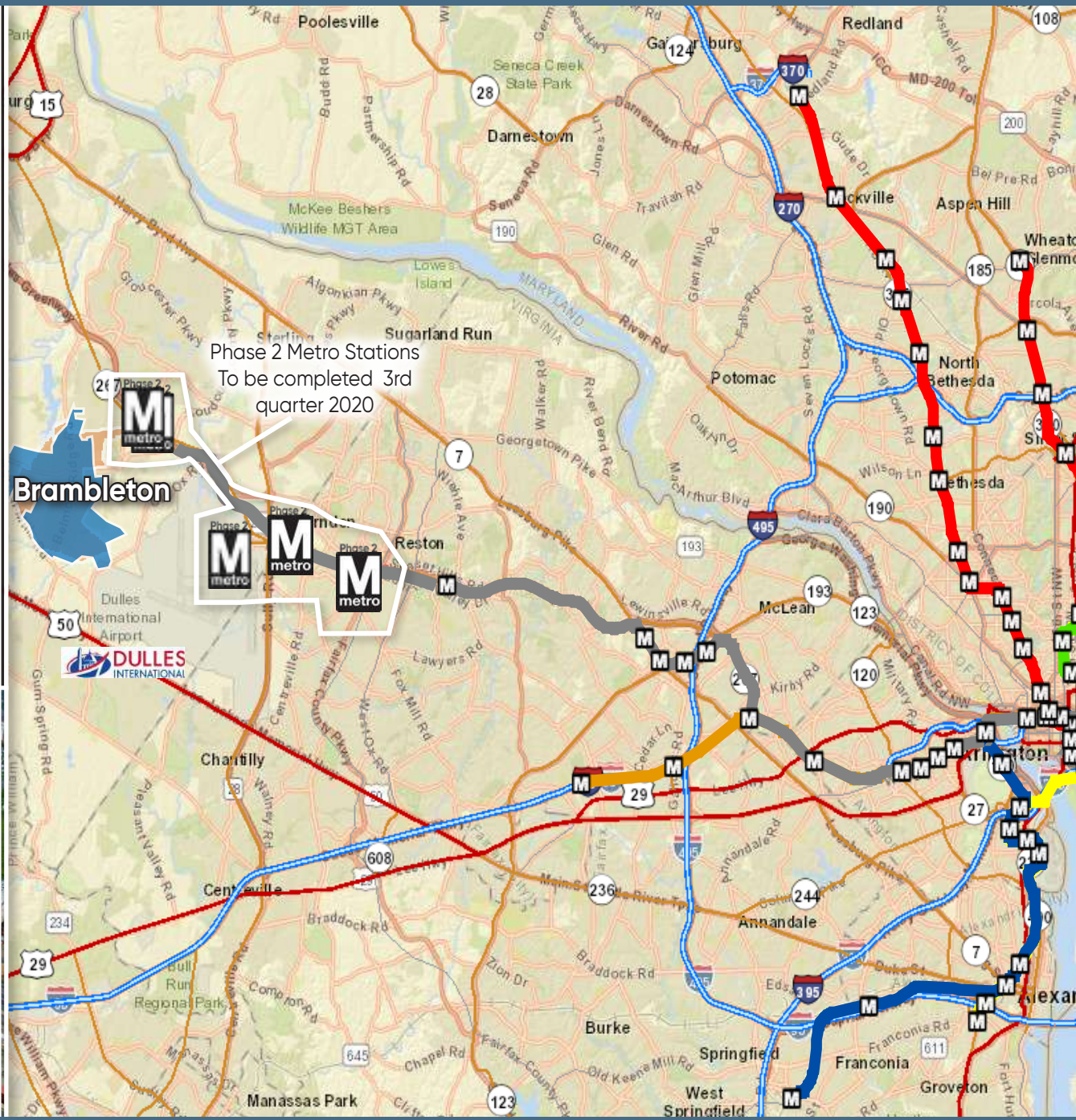
The Dulles Corridor Metrorail Project consists of 11 new stations which are being constructed in two phases. Phase 1 is already completed and runs from East Falls Church with four stations in Tysons Corner and one Wiehle Avenue in Reston.

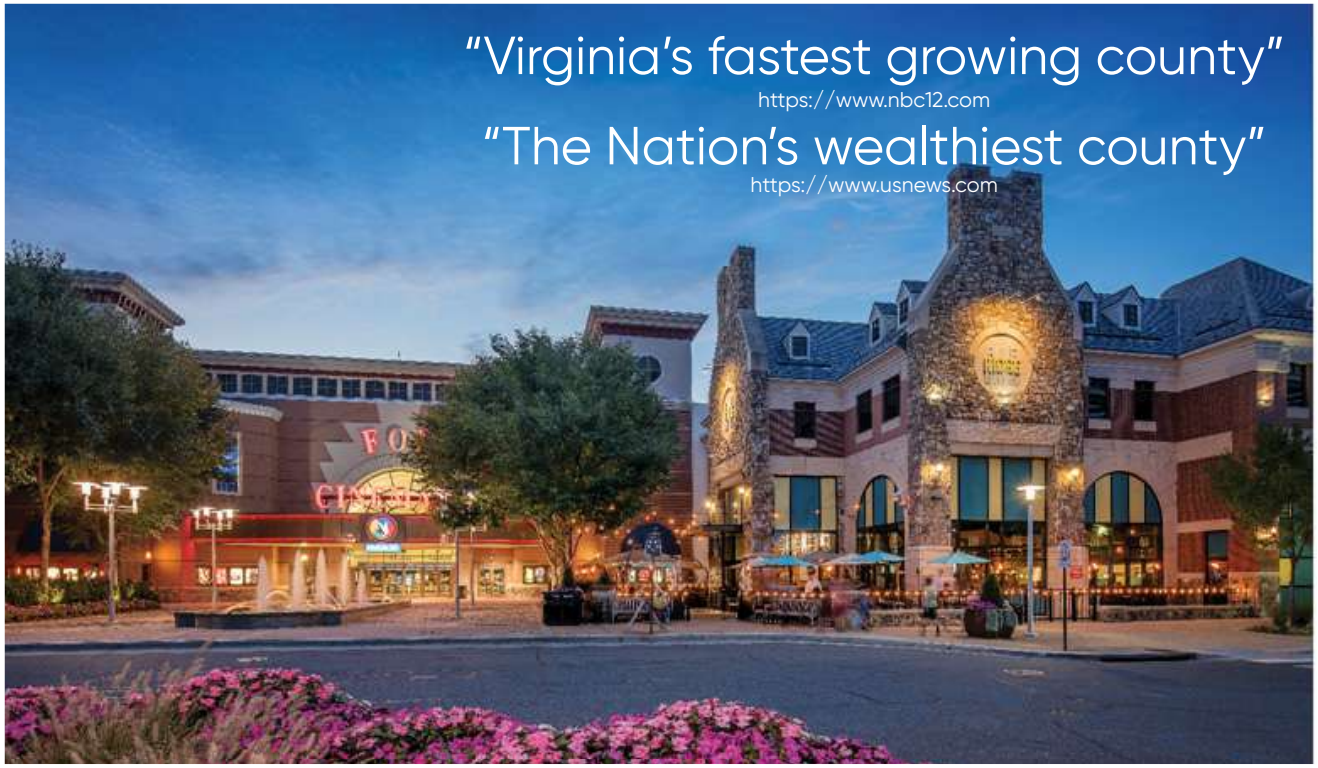
Phase 2, scheduled to be completed by the third quarter of 2020, picks up at the Phase 1 terminus location, Wiehle-Reston East, and continues in the median of the Dulles Toll Road and the Dulles Greenway with three stations, includes an aerial station at Dulles Airport and continues on with two stops in Loudoun County.



Brambleton Town Center

Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



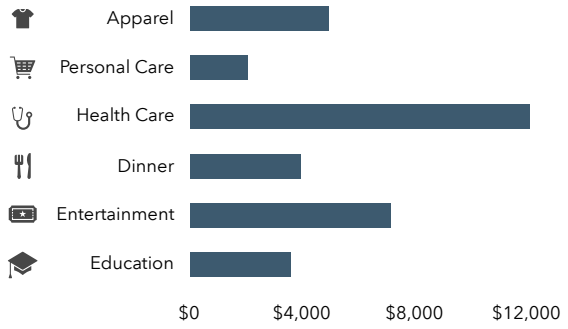
BRAMBLETON

Brambleton Town Center sits at the center of the nation's wealthiest county and Virginia's fastest growing county. The new Loudoun County Library attracts 3,000 visitors a day and is located across the plaza from Regal's IMAX Fox Cinemas. Brambleton Town Center also includes multiple restaurants and retailers including Blue Ridge Grill, Lost Rhino Retreat, Onelife Fitness and many more.

BUSINESS

16.4%	143	1,386
Employment Growth Rate (From 2016-2017)	Total Businesses In a 10 minute driving distance	Total Employees In a 10 minute driving distance

ANNUAL SPENDING PER HOUSEHOLD



Total Population

1 mile radius	9,155
3 mile radius	58,044
5 mile radius	128,496
10 mile radius	502,903

Average Household Income

1 mile radius	$234,169
3 mile radius	$178,119
5 mile radius	$178,223
10 mile radius	$160,570

Brambleton Town Center

Brambleton, Virginia

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Brambleton Town Center - Phase 1

Loudoun County - Brambleton, Virginia

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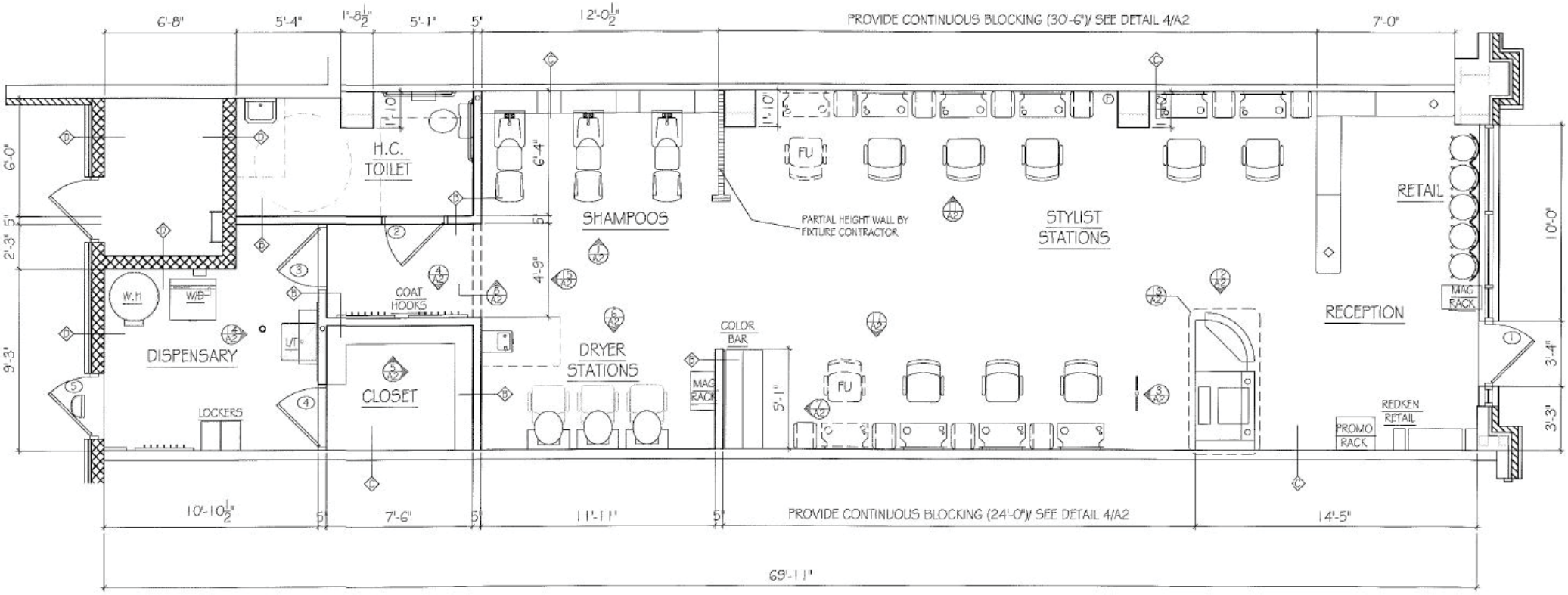
RETAIL REAL ESTATE

1,251 SF Available

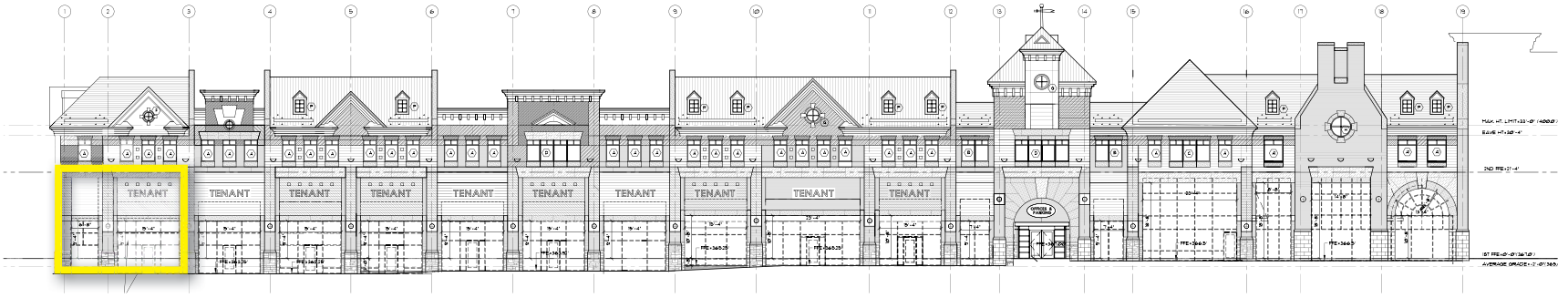
$45 NNN plus $9.50 PSF in pass-throughs



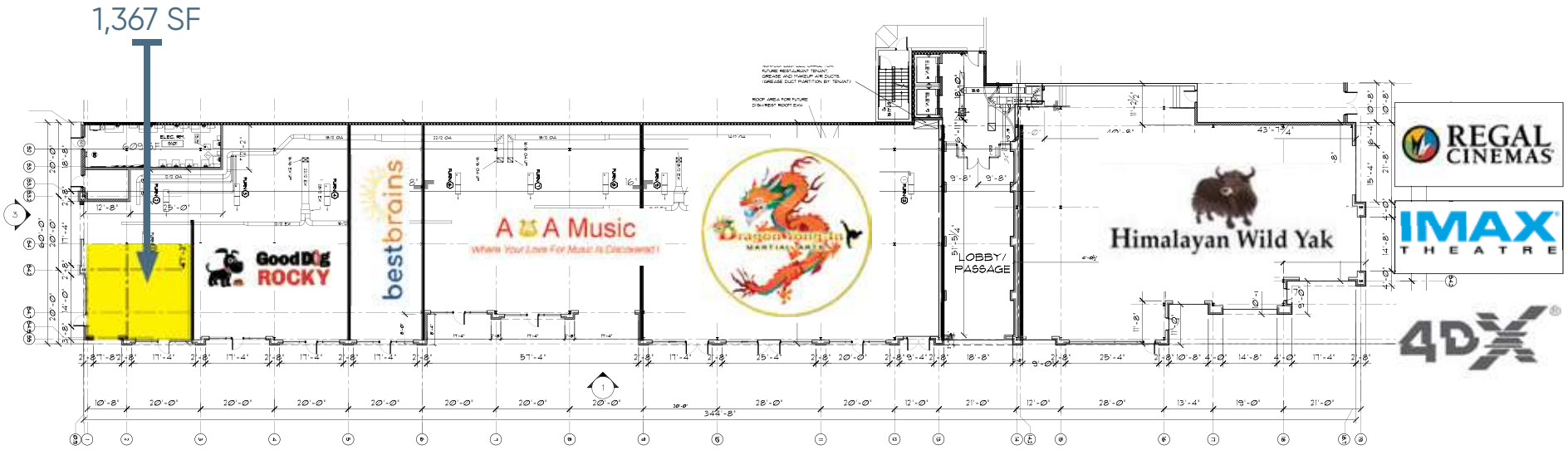
Brambleton Town Center - South Building

Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



1 EAST ELEVATION-SOUTH BUILDING
SCALE 1/16" = 1'-0"

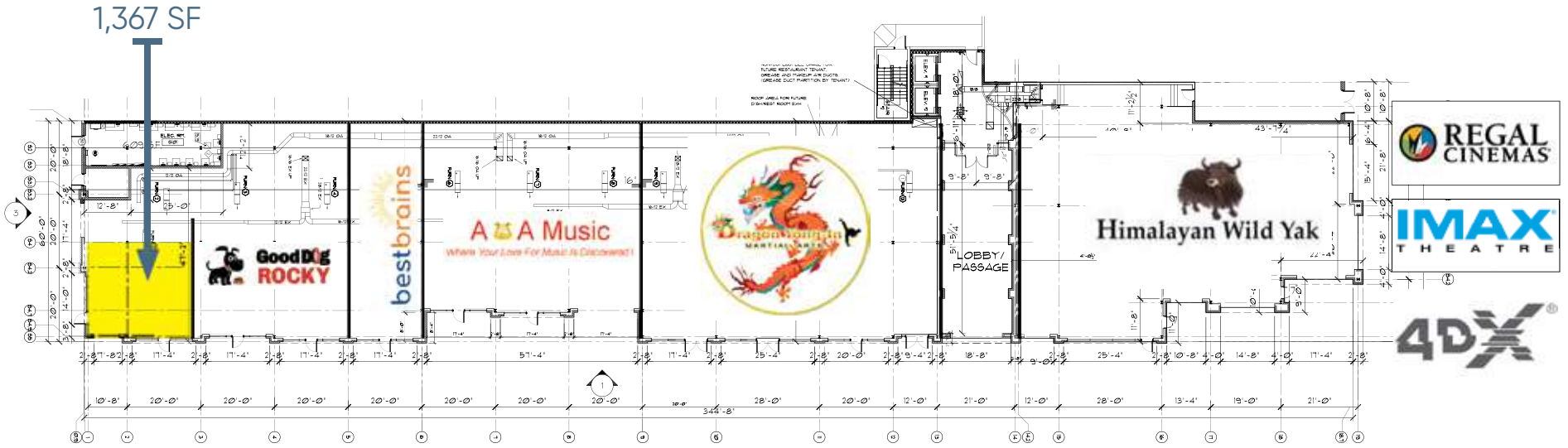


← Brambleton Plaza →

Brambleton Town Center - South Building

Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

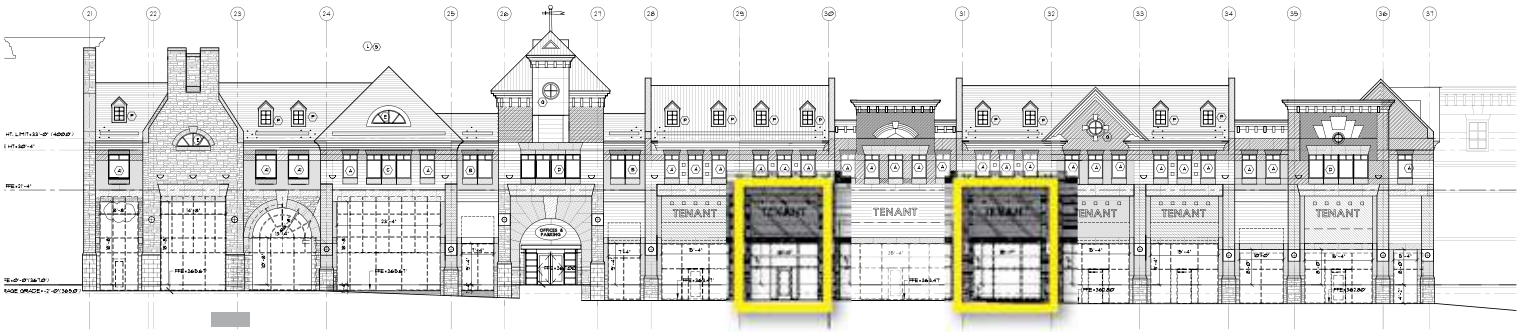


Onelife FITNESS

Brambleton Town Center - North Building

Loudoun County - Brambleton, Virginia

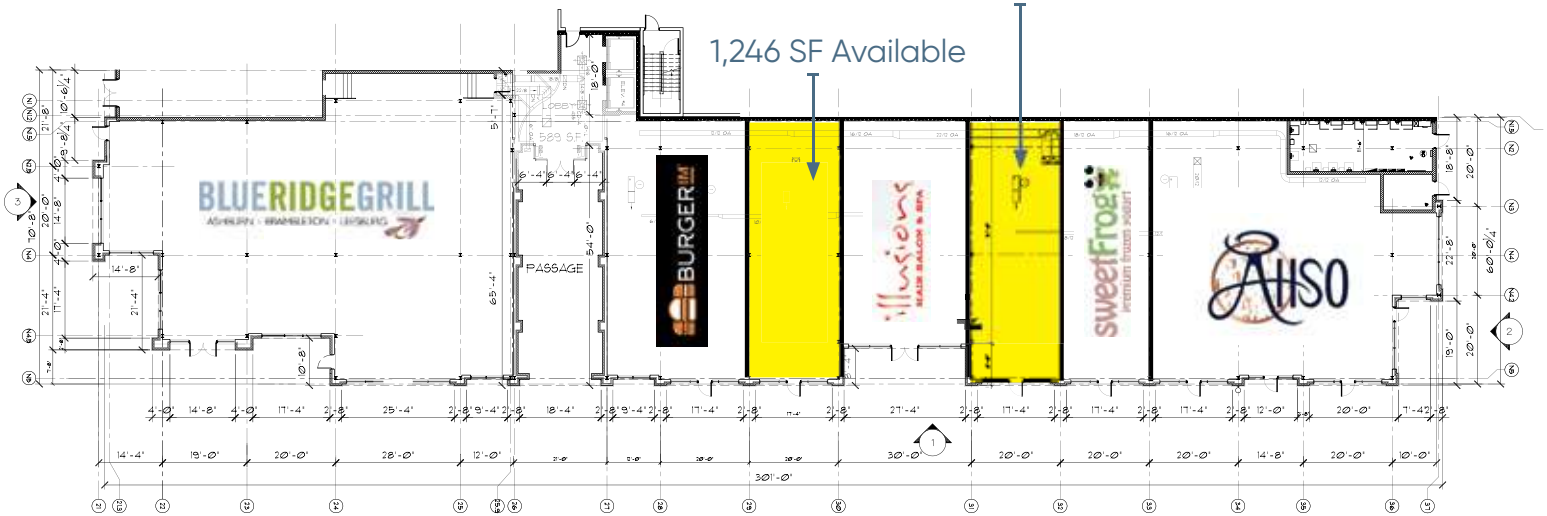
MILLER WALKER
RETAIL REAL ESTATE



1 EAST ELEVATION-NORTH BUILDING
SCALE 1/16" = 1'-0"

1,186 SF Available

1,246 SF Available



B FIRST FLOOR PLAN-NORTH BUILDING
SCALE 1/16" = 1'-0"

REGAL CINEMAS

IMAX THEATRE

4DX

← Brambleton Plaza →

3,074 SF Available →

LOUDOUN COUNTY PUBLIC LIBRARY

Brambleton Town Center - North Building

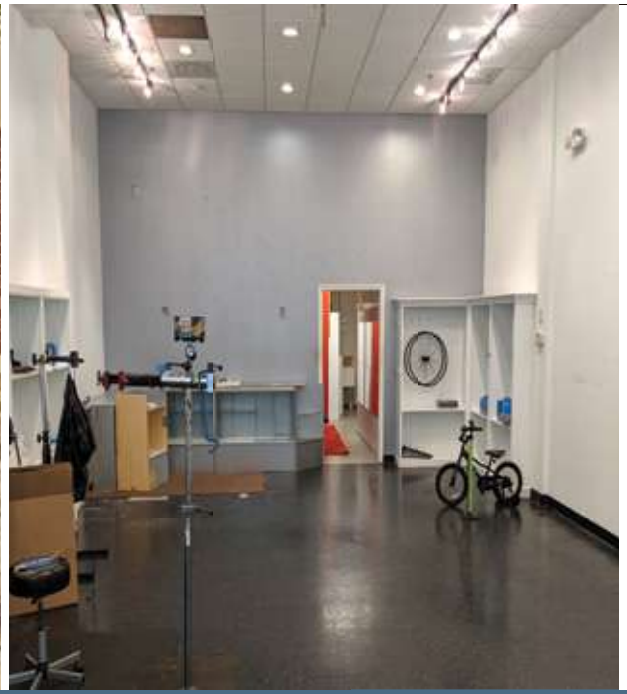
Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

1,186 SF Available

B FIRST FLOOR PLAN-NORTH BUILDING
SCALE 1/16" = 1'-0"

← Brambleton Plaza →



Brambleton Town Center - Library Building

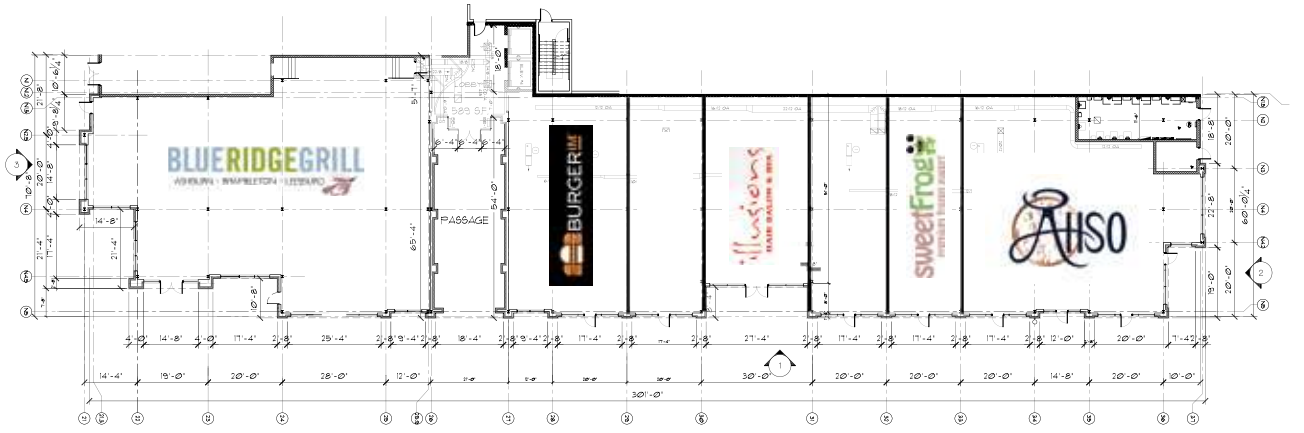
Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

REGAL CINEMAS

IMAX THEATRE

4DX



B FIRST FLOOR PLAN-NORTH BUILDING

Brambleton Plaza

3,074 SF Available

LOUDOUN COUNTY PUBLIC LIBRARY

Brambleton Town Center - Library Building

Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

LOUDOUN COUNTY LIBRARY

3,000 VISITORS PER DAY | TOTAL OF 40,629 SF

Brambleton Town Center - Library Building

Loudoun County - Brambleton, Virginia

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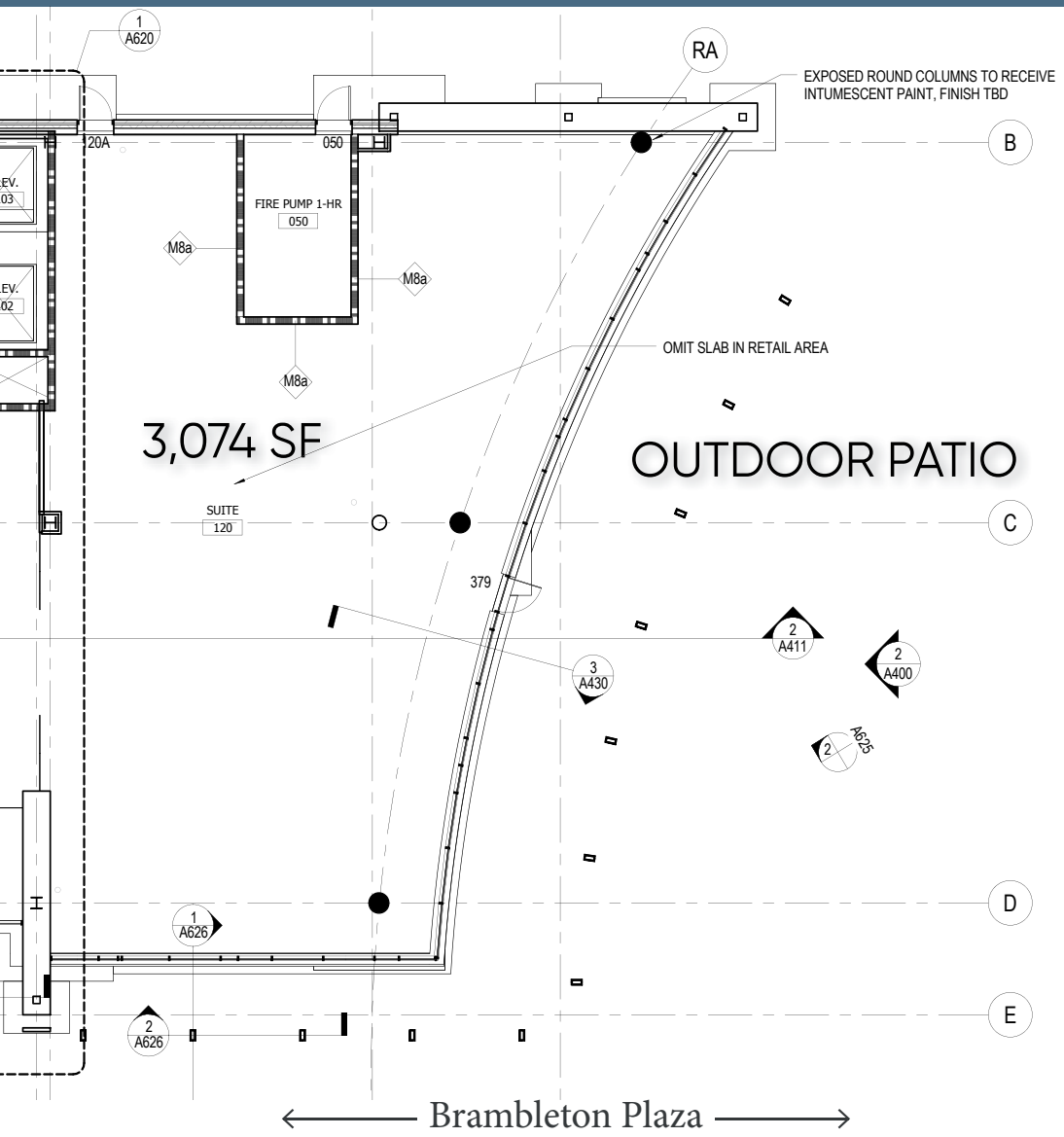

Brambleton Town Center - Bank Building

Loudoun County - Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

Free-Standing Former Bank With Drive-Thru- 3,650 SF Available

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Brambleton Town Center

Brambleton, Virginia

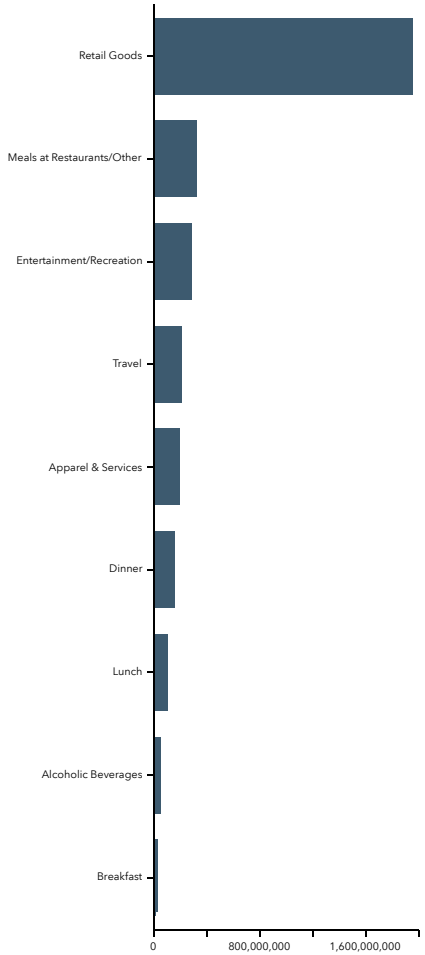
MILLER WALKER RETAIL REAL ESTATE

Brambleton Statistics

TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

2019 Spending Habits



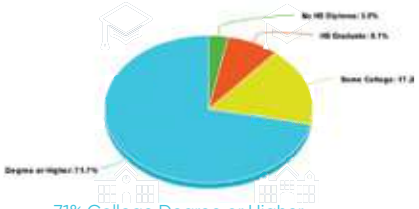
HOUSING STATS

$560,000
Median Property Value

$23,439
Average Spent on Mortgage And Basics

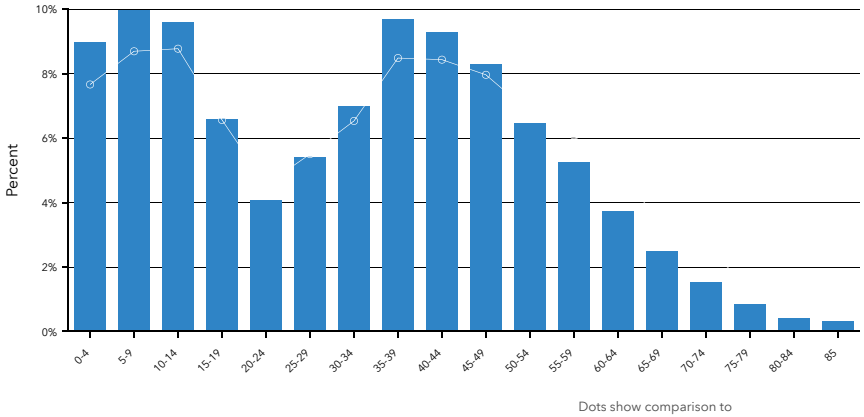
$173,000
Median Household Income

EDUCATION



71% College Degree or Higher
17% Some College
8% HS Graduate Only
3% No HS Diploma

Age Profile



Dots show comparison to

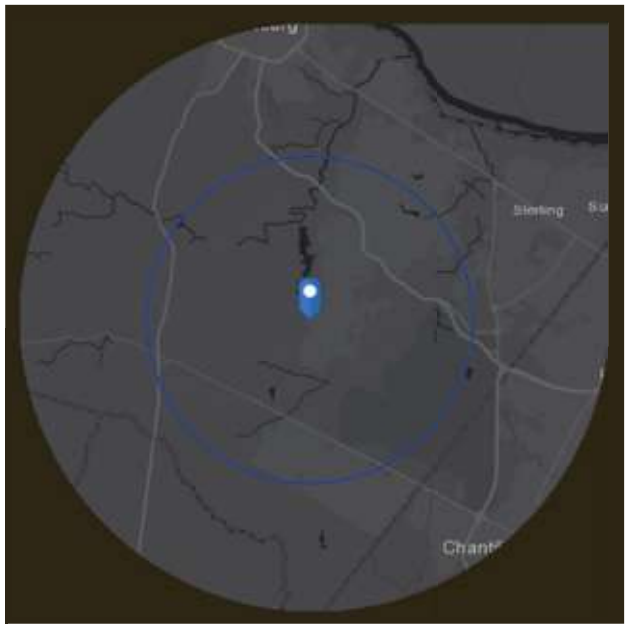
Households By Income

The largest group: $200,000+ (33.7%)
The smallest group: $15,000 - $24,999 (1.1%)

Indicator	Value	Difference
<$15,000	1.6%	-0.8%
$15,000 - $24,999	1.1%	-1.2%
$25,000 - $34,999	1.2%	-1.2%
$35,000 - $49,999	3.4%	-1.5%
$50,000 - $74,999	8.4%	-2.6%
$75,000 - $99,999	7.8%	-2.2%
$100,000 - $149,999	20.3%	-0.1%
$150,000 - $199,999	22.5%	+3.1%
$200,000+	33.7%	+6.4%

Bars show deviation from Loudoun County

Brambleton Town Center



Tapestry Segments

1C **Boomburbs** 26,890 households	**62.8%** of Households	
2D **Enterprising Professionals** 8,726 households	**20.4%** of Households	
1B **Professional Pride** 7,223 households	**16.9%** of Households	

Brambleton Town Center

Brambleton, Virginia

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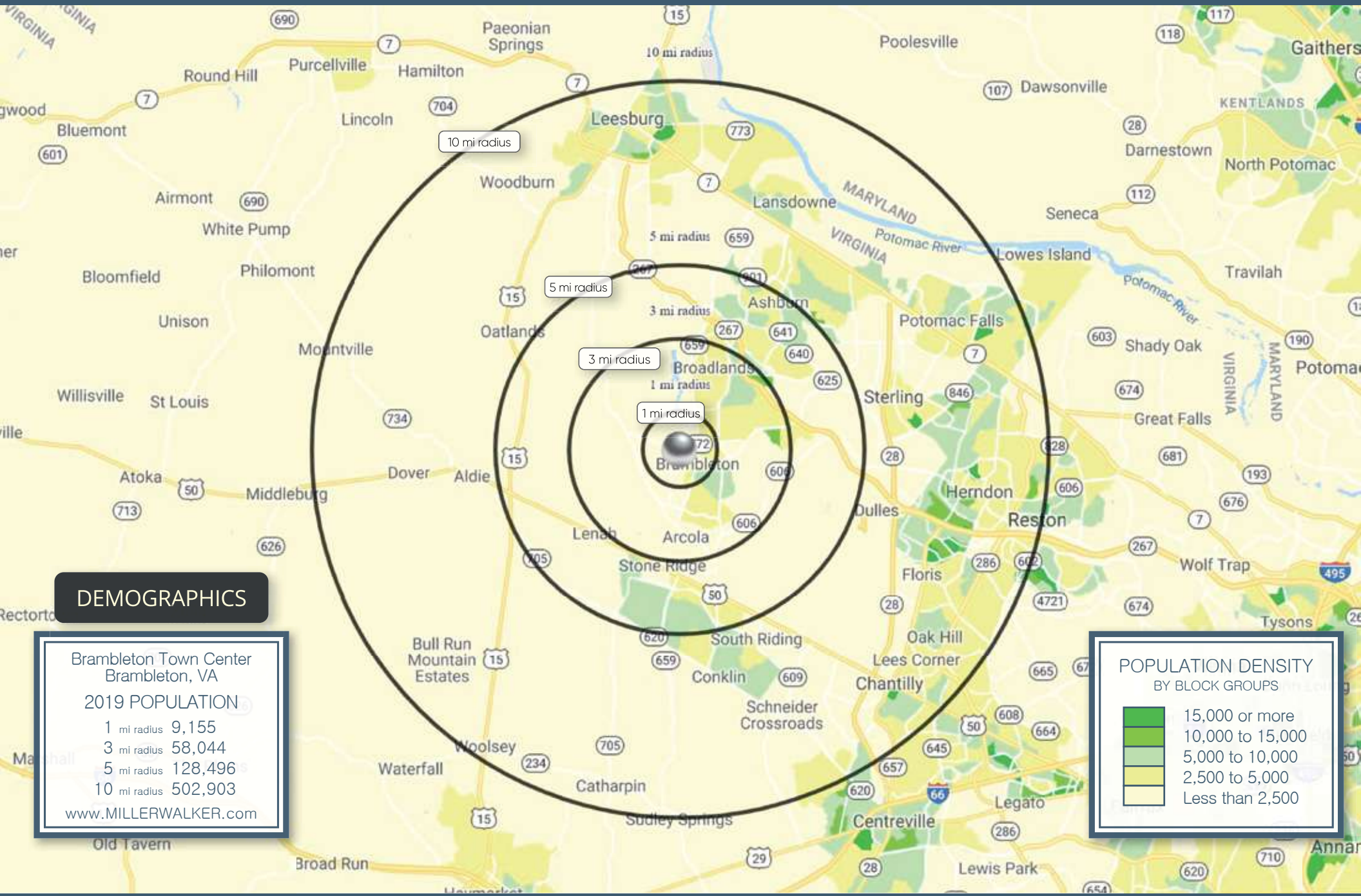

DEMOGRAPHICS

Brambleton Town Center
Brambleton, VA

2019 POPULATION

1	mi radius	9,155
3	mi radius	58,044
5	mi radius	128,496
10	mi radius	502,903

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POPULATION DENSITY
BY BLOCK GROUPS

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

Brambleton Town Center

Brambleton, Virginia

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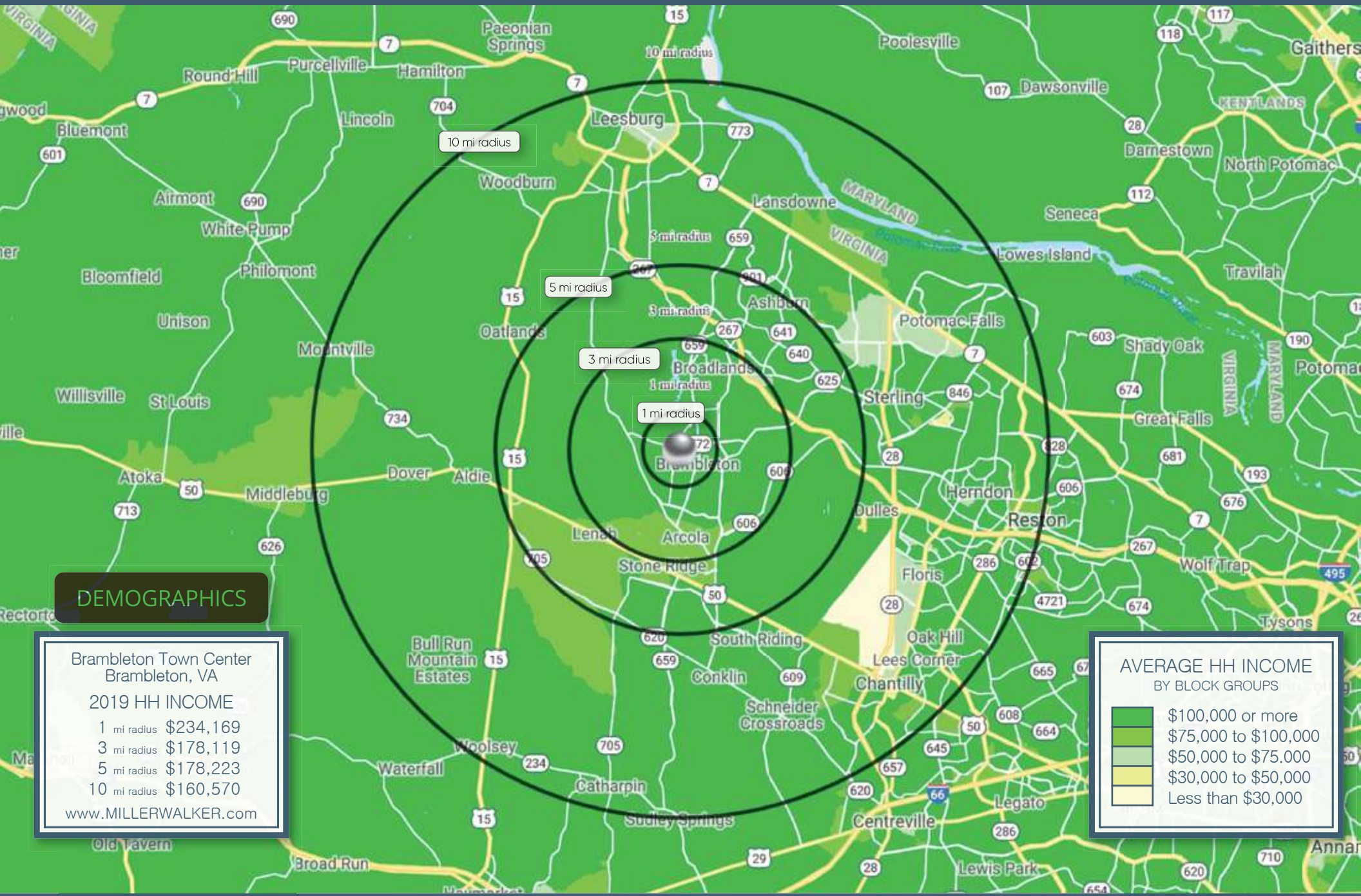

DEMOGRAPHICS

Brambleton Town Center
Brambleton, VA

2019 HH INCOME

1 mi radius	$234,169
3 mi radius	$178,119
5 mi radius	$178,223
10 mi radius	$160,570

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AVERAGE HH INCOME
BY BLOCK GROUPS

- $100,000 or more
- $75,000 to $100,000
- $50,000 to $75.000
- $30,000 to $50,000
- Less than $30,000

Brambleton Town Center

Brambleton, Virginia

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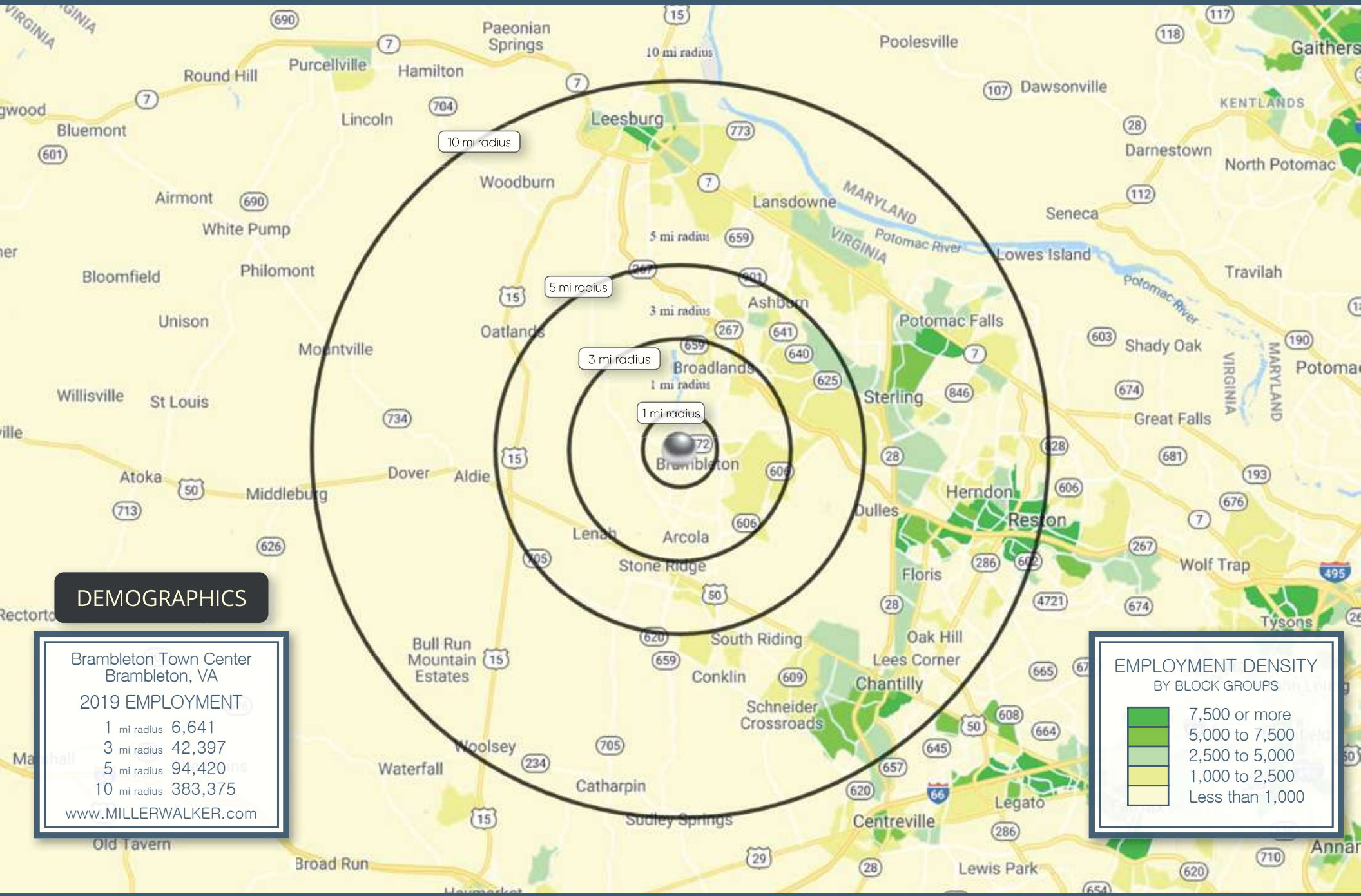

DEMOGRAPHICS

Brambleton Town Center
Brambleton, VA

2019 EMPLOYMENT

1	mi radius	6,641
3	mi radius	42,397
5	mi radius	94,420
10	mi radius	383,375

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EMPLOYMENT DENSITY
BY BLOCK GROUPS

- 7,500 or more
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 1,000