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

BRAMBLETON TOWN CENTER
LOUDOUN COUNTY - BRAMBLETON, 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
- Agricultural Excellence
- Farm Ownership Diversity

**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
- Happiest Large County in the U.S.
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

Phase 2 Metro Stations—Scheduled to be completed by 3rd quarter 2020

- 135 Airline Gates
- 22.8M Annual Passengers (2017)
- 79 Nonstop US Destinations
- 47 Nonstop International Destinations

2715 M STREET, NW
SUITE 200
WASHINGTON, DC 20007
202.333.0303
www.MILLERWALKER.com
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**

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

**ANNUAL SPENDING PER HOUSEHOLD**

- Apparel
- Personal Care
- Health Care
- Dinner
- Entertainment
- Education

- $0
- $4,000
- $8,000
- $12,000

**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
LOUDOUN COUNTY LIBRARY
3,000 VISITORS PER DAY | TOTAL OF 40,629 SF
Free-Standing Former Bank With Drive-Thru- 3,650 SF Available
**Brambleton Statistics**

**Housing Stats**
- **Median Property Value**: $560,000
- **Average Spent on Mortgage and Basics**: $23,439
- **Median Household Income**: $173,000

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

**Age Profile**

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td>0-4</td>
<td>0%</td>
</tr>
<tr>
<td>5-9</td>
<td>2%</td>
</tr>
<tr>
<td>10-14</td>
<td>4%</td>
</tr>
<tr>
<td>15-19</td>
<td>6%</td>
</tr>
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<td>20-24</td>
<td>8%</td>
</tr>
<tr>
<td>25-29</td>
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<tr>
<td>65-69</td>
<td>2%</td>
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<tr>
<td>70-74</td>
<td>2%</td>
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<td>75-79</td>
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</tr>
<tr>
<td>80-84</td>
<td>2%</td>
</tr>
<tr>
<td>85+</td>
<td>0%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Value</th>
<th>Difference</th>
<th>Deviation from Loudoun County</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>1.6%</td>
<td>-0.8%</td>
<td></td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>1.1%</td>
<td>-1.2%</td>
<td></td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>1.2%</td>
<td>-1.2%</td>
<td></td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>3.4%</td>
<td>-1.5%</td>
<td></td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>8.4%</td>
<td>-2.6%</td>
<td></td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>7.8%</td>
<td>-2.2%</td>
<td></td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>20.3%</td>
<td>-0.1%</td>
<td></td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>22.5%</td>
<td>+3.1%</td>
<td></td>
</tr>
<tr>
<td>$200,000+</td>
<td>33.7%</td>
<td>+6.4%</td>
<td></td>
</tr>
</tbody>
</table>

**Tapestry Segments**
- **Boomburbs**: 26,890 households (62.8% of households)
- **Enterprising Professionals**: 8,726 households (20.4% of households)
- **Professional Pride**: 1,929 households (16.9% of households)

**2019 Spending Habits**

- **Retail Goods**: $560,000
- **Meals at Restaurants/Other**: $23,439
- **Entertainment/Recreation**: $173,000
- **Travel**: $71,000
- **Apparel & Services**: $68,000
- **Dinner**: $56,000
- **Lunch**: $49,000
- **Alcoholic Beverages**: $38,000
- **Breakfast**: $31,000
- **Finance/Late/Interest Charges for Credit Cards**: $23,000

**Brambleton Town Center**

2019 Spending Habits
Brambleton Town Center
Brambleton, Virginia

1 mi radius
$234,169

3 mi radius
$178,119

5 mi radius
$178,223

10 mi radius
$160,570

2019 HH INCOME

www.MILLERWALKER.com

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

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Brambleton Town Center
Brambleton, Virginia

2019 EMPLOYMENT
1 mi radius 6,641
3 mi radius 42,397
5 mi radius 94,420
10 mi radius 383,375

DEMOGRAPHICS

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