

BRAMBLETON TOWN CENTER

LOUDOUN COUNTY - BRAMBLETON, VA

LAST RETAIL SPACES AVAILABLE - 1,989 SF AND 3,941 SF



MILLER WALKER
RETAIL REAL ESTATE

WHY LOUDOUN COUNTY, VIRGINIA?

ECONOMIC FACTORS.....

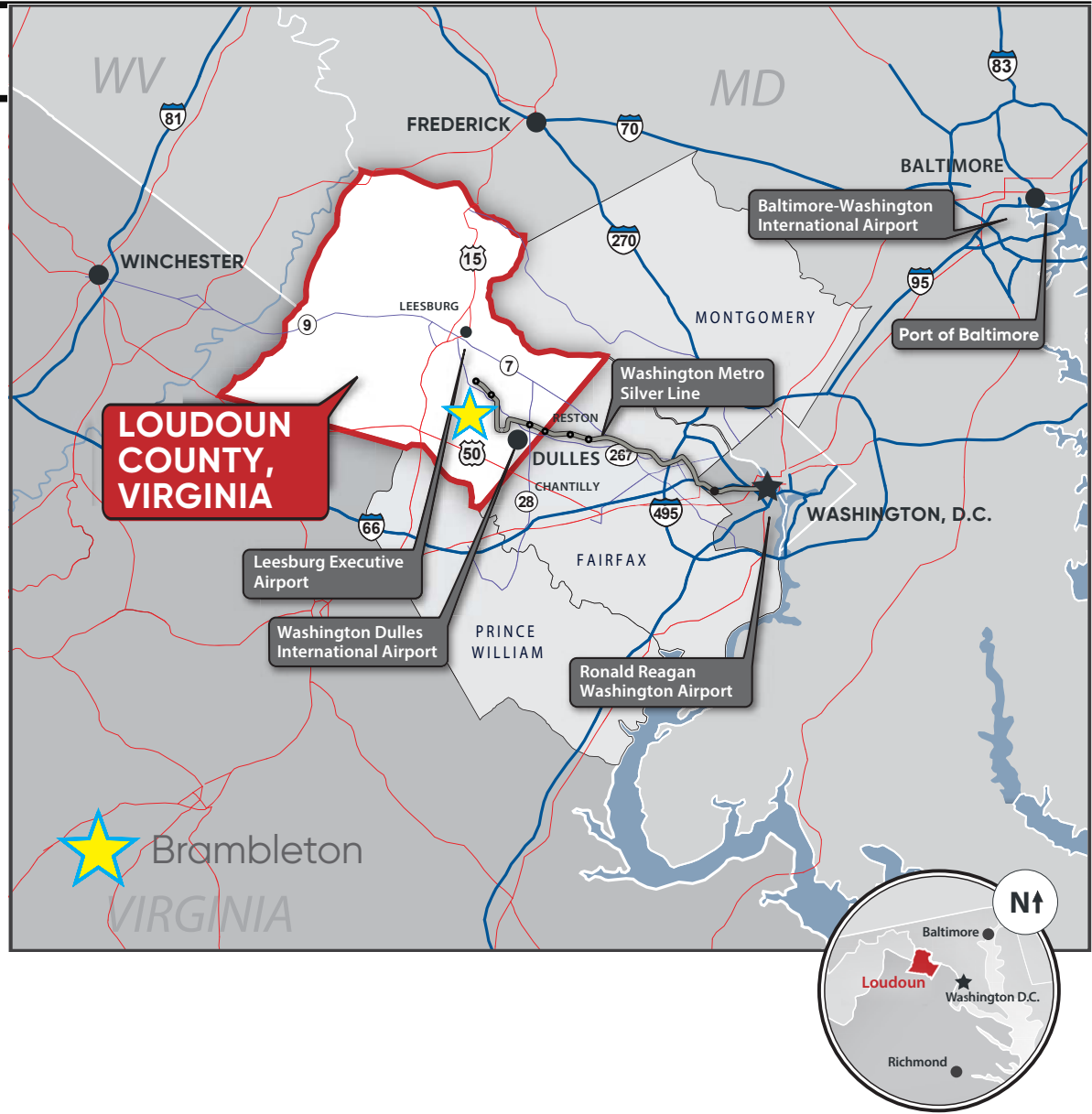
- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia

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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M
metro

Phase 2 Metro
Stations Are Now Open



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



Brambleton TOWN CENTER

REGAL CINEMAS Harris Teeter
Onelife FITNESS

GOOSE CREEK

Walgreens PARRANDO'S
Harris Teeter

DULLES TOWN CENTER

COURTYARD Marriott DICK'S SPORTING GOODS macy's
Bath & Body Works REGAL ENTERTAINMENT GROUP
The Cheesecake Factory BENIHANA AuntieAnne's

SHOPPES AT RYAN PARK & BROADLANDS MARKETPLACE

Giant THE HOME DEPOT Harris Teeter Walgreens Panera BREAD

DULLES 28 CENTRE

BUFFALO WILD WINGS COLD STONE CREAMERY
Wegmans TARGET Chick-fil& GNC DSW
LIVE WELL DESIGNER SHOE WAREHOUSE

StoneSprings Hospital Center
HCA Virginia Health System

STONE RIDGE

Harris Teeter Walgreens

DULLES LANDING

BED BATH & BEYOND DSW
DICK'S SPORTING GOODS Walmart pure barre
DESIGNER SHOE WAREHOUSE lift • tone • burn

VILLAGE CENTER AT DULLES & WOODLAND PARK CROSSING

Giant GOLD'S GYM Harris Teeter

SOUTH RIDING MARKET SQUARE

THE HOME DEPOT Giant

EAST GATE MARKETPLACE

Harris Teeter Walgreens

Smithsonian National Air and Space Museum



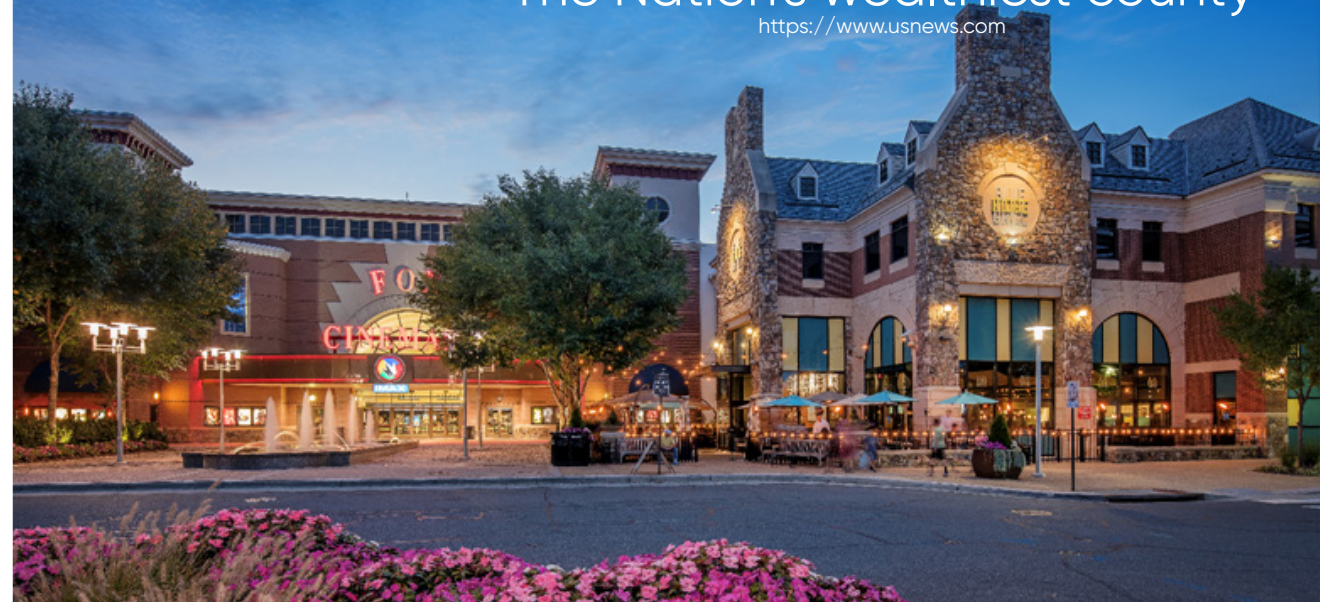
Imagery Date: 4/30/2018 38°58'12.10" N 77°31'15.94" W elev 294 ft eye alt 13.62 mi

"Virginia's fastest growing county"

<https://www.nbc12.com>

"The Nation's wealthiest county"

<https://www.usnews.com>



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, Himalayan Wild Yak, Onelife Fitness and many more.

BUSINESS



16.4%

Employment
Growth Rate
(From 2016-2017)

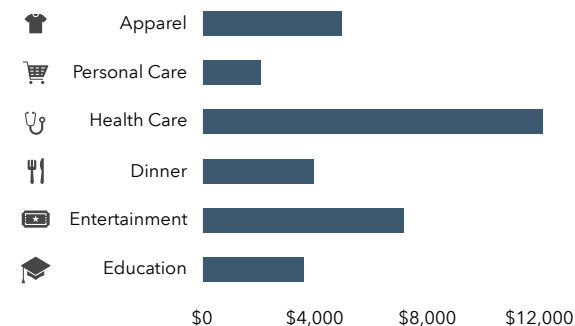
143

Total Businesses
In a 10 minute
driving distance

1,386

Total Employees
In a 10 minute
driving distance

ANNUAL SPENDING PER HOUSEHOLD



Total Population



Average Household Income

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

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




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Northstar Boulevard

P

South Parking Garage
839 Spaces
5 Levels

P

North Parking Garage

589 Spaces
6 Levels

A & A Music
Where Your Love For Music Is Discovered!

REGAL CINEMAS
IMAX THEATRE

1,989 SF 2nd Generation
Restaurant Available

sweetFrog
premium frozen yogurt

Good Dog
ROCKY



BLUERIDGEGRILL
ASHBURN • BRAMBLETON • LEESBURG

AISO

South Building

North Building

3,921 SF

Rush
bowls

bestbrains

Himalayan
Wild Yak

rebel taco

LOUDOUN COUNTY
PUBLIC LIBRARY

AISO
CELLARS

InSight
Optique

525 Spaces

Onelife
FITNESS

Residential

Residential

Residential

Residential

Residential

Bella ballerina

Edible Arrangements

Verizon Wireless

The UPS Store

Great Clips

Levo

little smiles

COSTA

Eclips

Phase 1

restore
HYPER WELLNESS

Harris
Teeter
Neighborhood Food & Pharmacy

Brambleton Town Center

Brambleton, Virginia

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Brambleton Statistics

HOUSING STATS

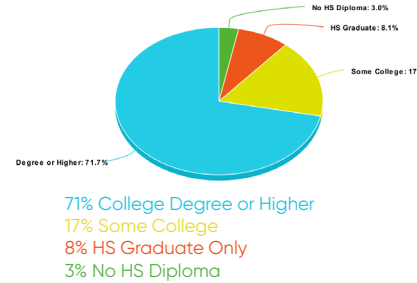


\$560,000
Median Property Value

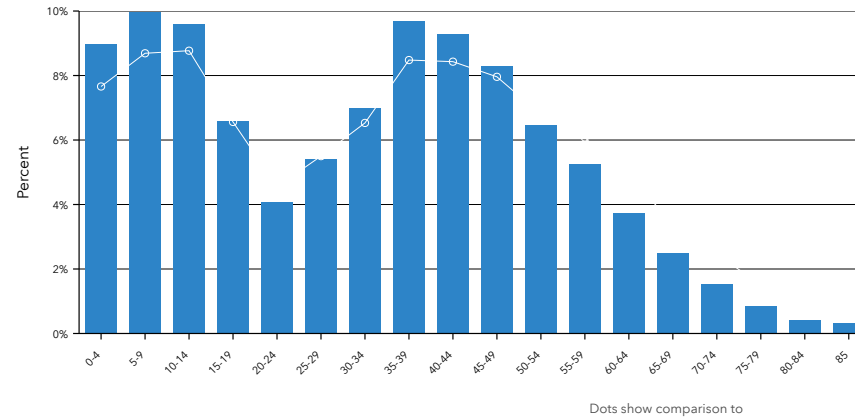
\$23,439
Average Spent on Mortgage And Basics

\$173,000
Median Household Income

EDUCATION



Age Profile



Households By Income

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

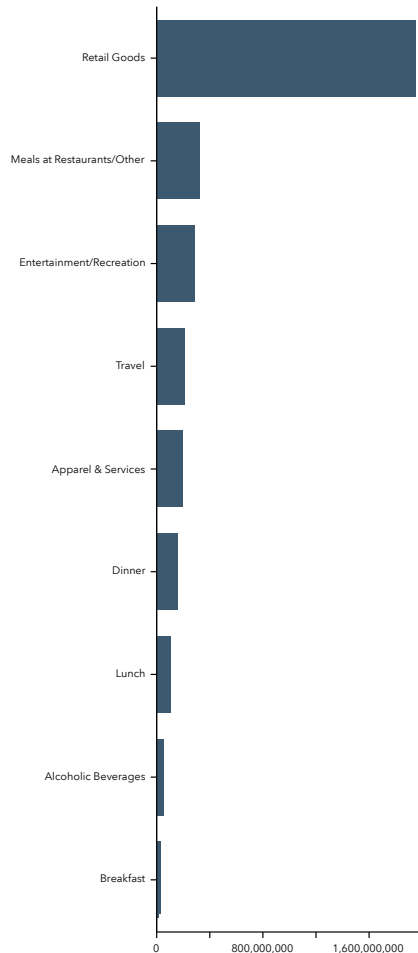
Indicator	Value	Difference
<\$15,000	1.6%	-0.8%
\$15,000 - \$24,999	1.1%	-1.2%
\$25,000 - \$34,999	1.2%	-1.2%
\$35,000 - \$49,999	3.4%	-1.5%
\$50,000 - \$74,999	8.4%	-2.6%
\$75,000 - \$99,999	7.8%	-2.2%
\$100,000 - \$149,999	20.3%	-0.1%
\$150,000 - \$199,999	22.5%	+3.1%
\$200,000+	33.7%	+6.4%

Bars show deviation from Loudoun County

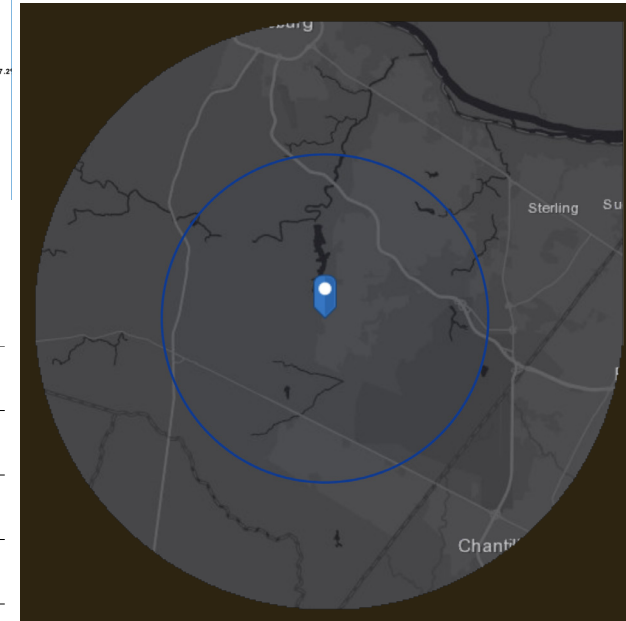
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

2019 Spending Habits



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

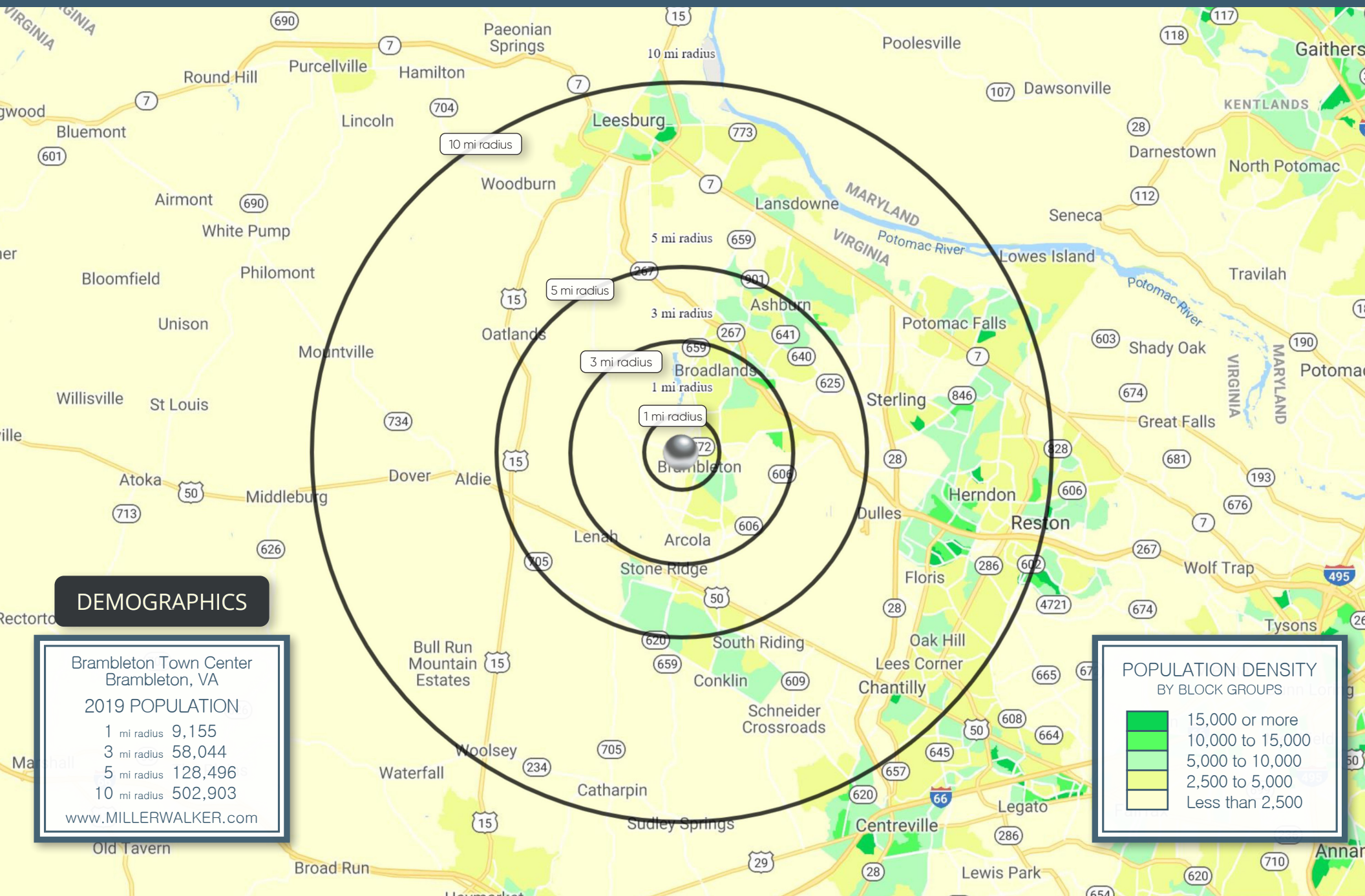
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Brambleton, Virginia

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DEMOGRAPHICS

Brambleton Town Center Brambleton, VA	
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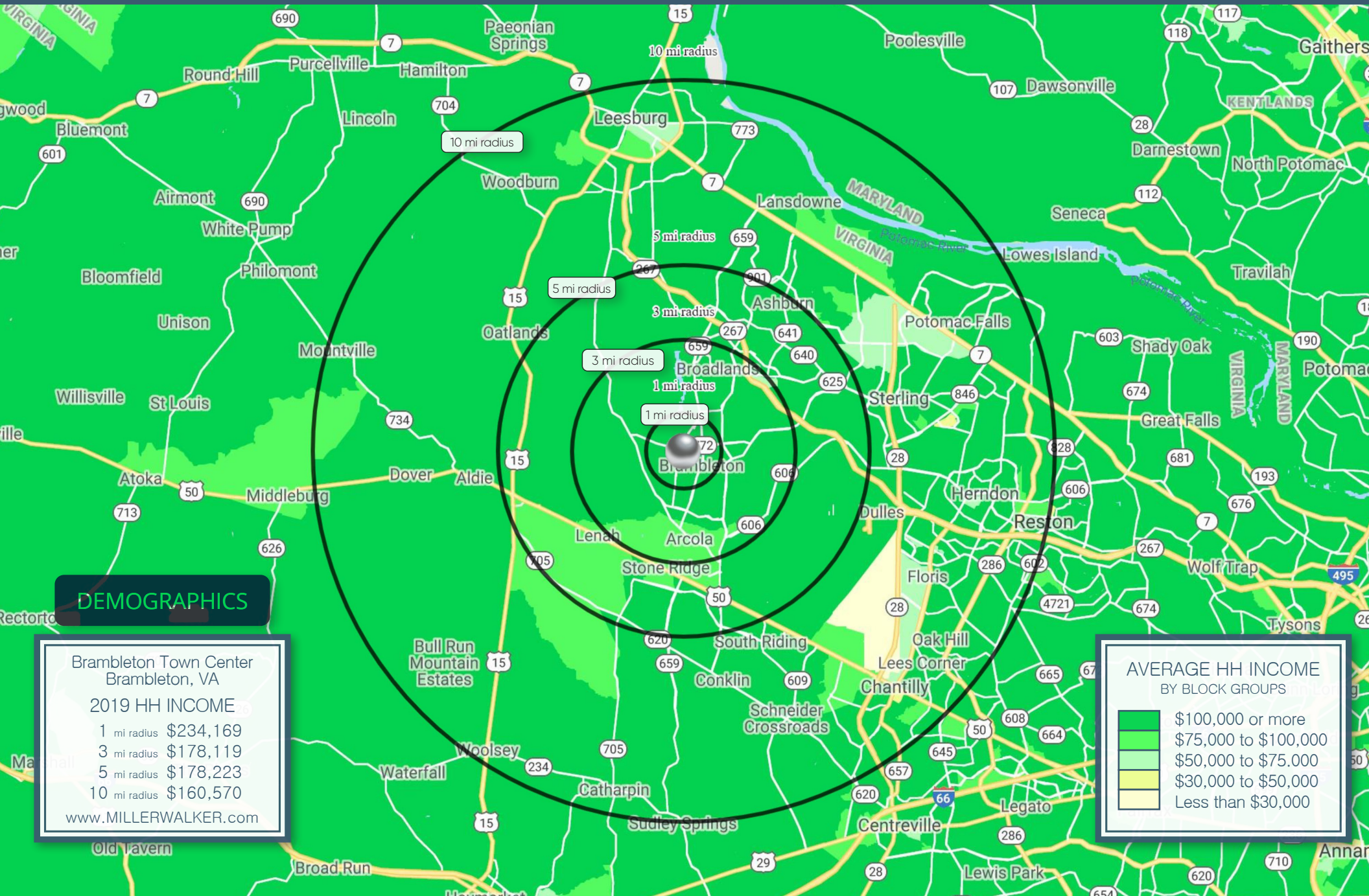
POPULATION DENSITY BY BLOCK GROUPS	
	15,000 or more
	10,000 to 15,000
	5,000 to 10,000
	2,500 to 5,000
	Less than 2,500

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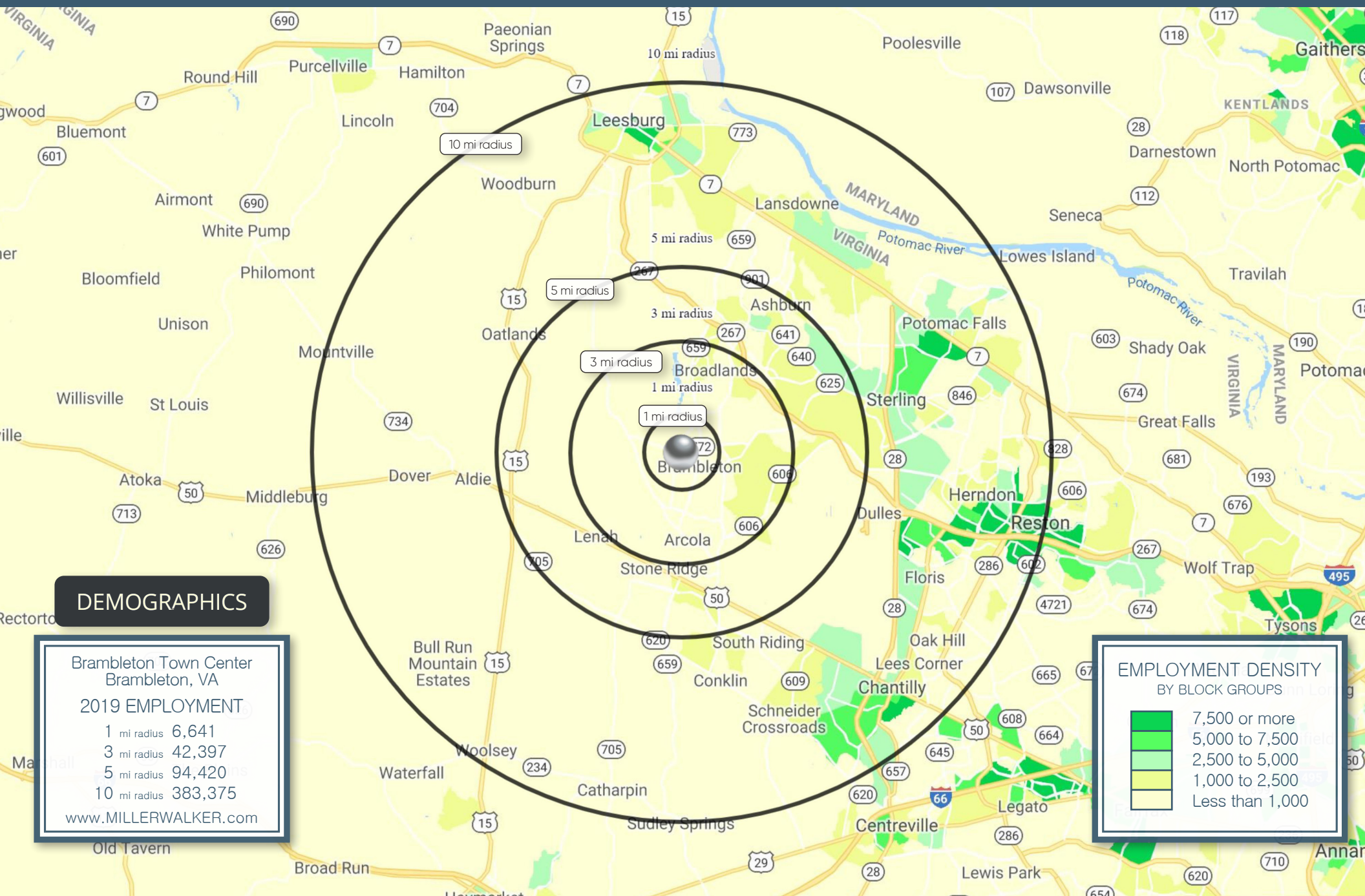


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DEMOGRAPHICS

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