

MILLER WALKER
RETAIL REAL ESTATE

**CORNER OF LOUDOUN COUNTY
PARKWAY AND EVERGREEN MILLS ROAD**
RETAIL AND RESTAURANT SPACES AVAILABLE
2,218 SF - 5,895 SF

**BRAM
QUARTER**

23710 SCHOOLER PLAZA
ASHBURN, VA



**BRAMBLETON
LOUDOUN COUNTY, VA**

WHY LOUDOUN COUNTY, VIRGINIA?

ECONOMIC FACTORS.....

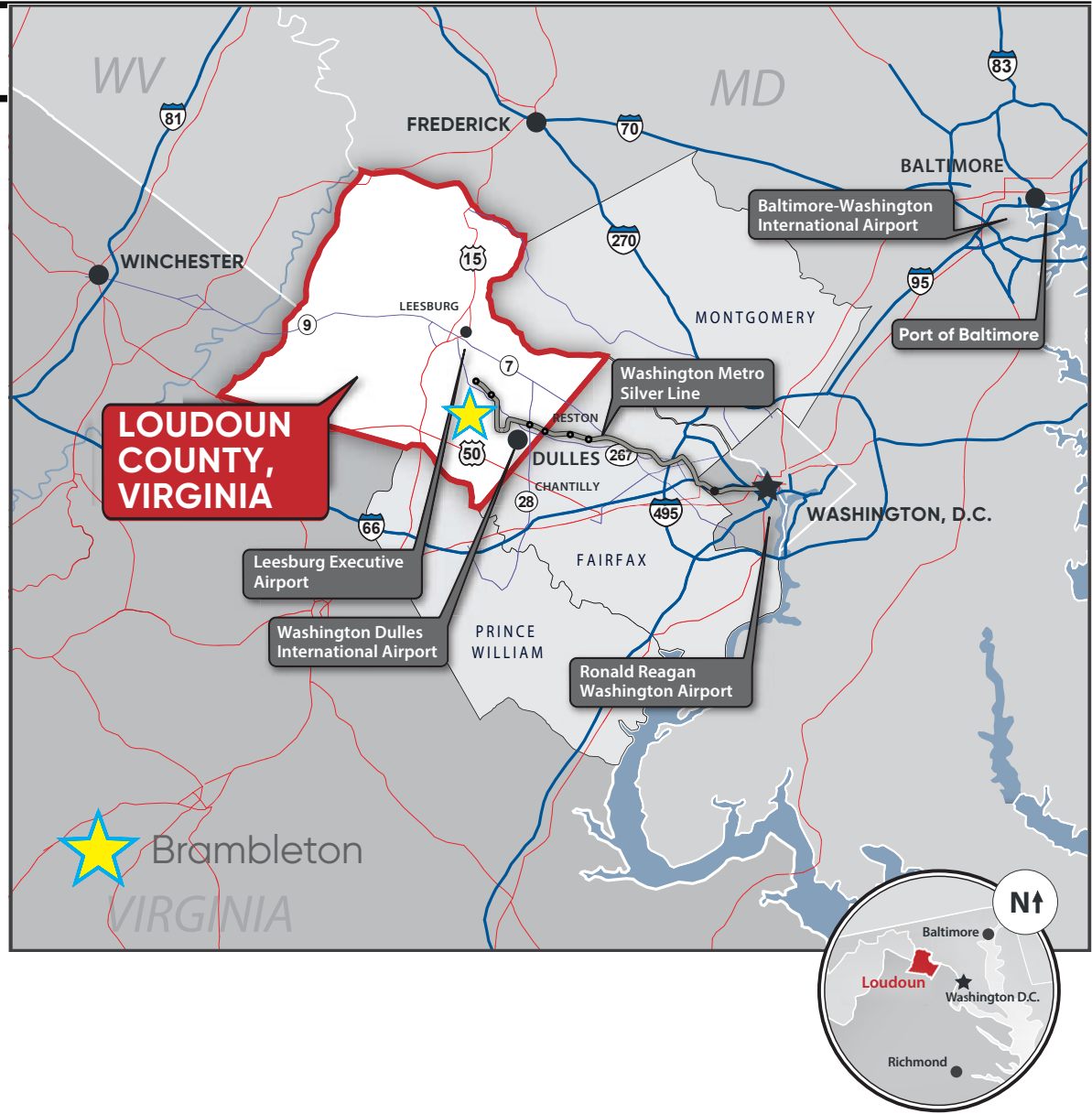
- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia

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



"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

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
Harris Teeter
PARRANTO'S

DULLES TOWN CENTER

COURTYARD Marriott
Dick's Sporting Goods
Bath & Body Works
The Cheesecake Factory
REGAL ENTERTAINMENT GROUP
BENIHANA
Auntie Anne's

SHOPPES AT RYAN PARK & BROADLANDS MARKETPLACE

Giant
The Home Depot
Harris Teeter
Walgreens
Panera Bread

DULLES 28 CENTRE

Wegmans
Buffalo Wild Wings
Cold Stone Creamery
Target
Chick-fil-A
GNC
DSW

StoneSprings Hospital Center
HCA Virginia Health System

STONE RIDGE

Harris Teeter
Walgreens

ARCOLA CENTER
(850,000SF)

DULLES LANDING

BED BATH & BEYOND
DSW
Dick's Sporting Goods
Walmart
pure barre

VILLAGE CENTER AT DULLES & WOODLAND PARK CROSSING

Giant
Dick's Sporting Goods
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 78°31'15.94" W elev 294 ft eye alt 13.62 mi

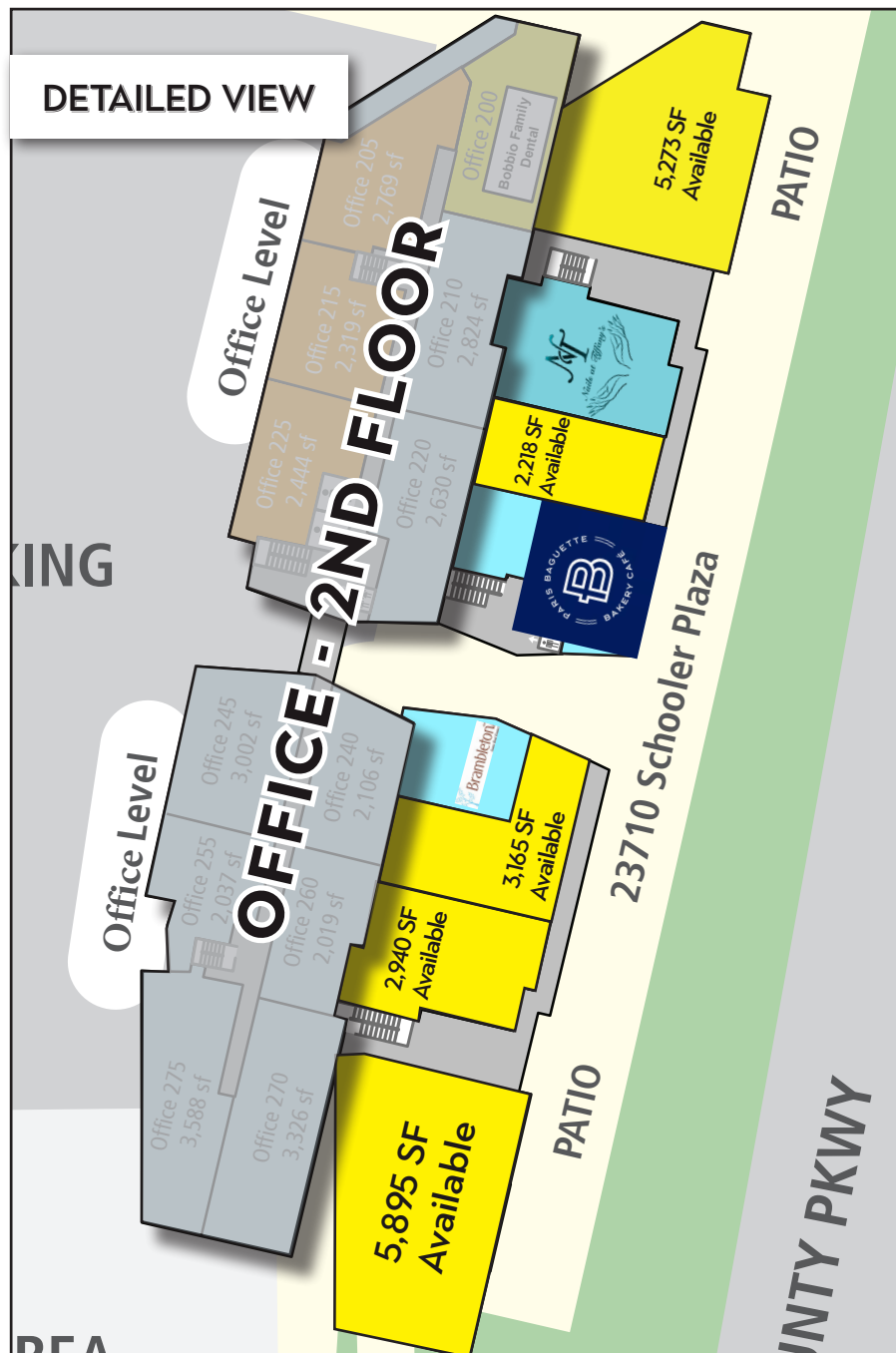
Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

SITE PLAN



DETAILED VIEW



**Corner of Loudoun County Parkway and
Evergreen Mills Road**
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



5,895 SF Restaurant Corner Available

PATIO

Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

5,895 SF Corner Restaurant Space



**Corner of Loudoun County Parkway and
Evergreen Mills Road**
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



2,218 SF



5,273 Full Service Restaurant Corner With Patio

Corner of Loudoun County Parkway and Evergreen Mills Road

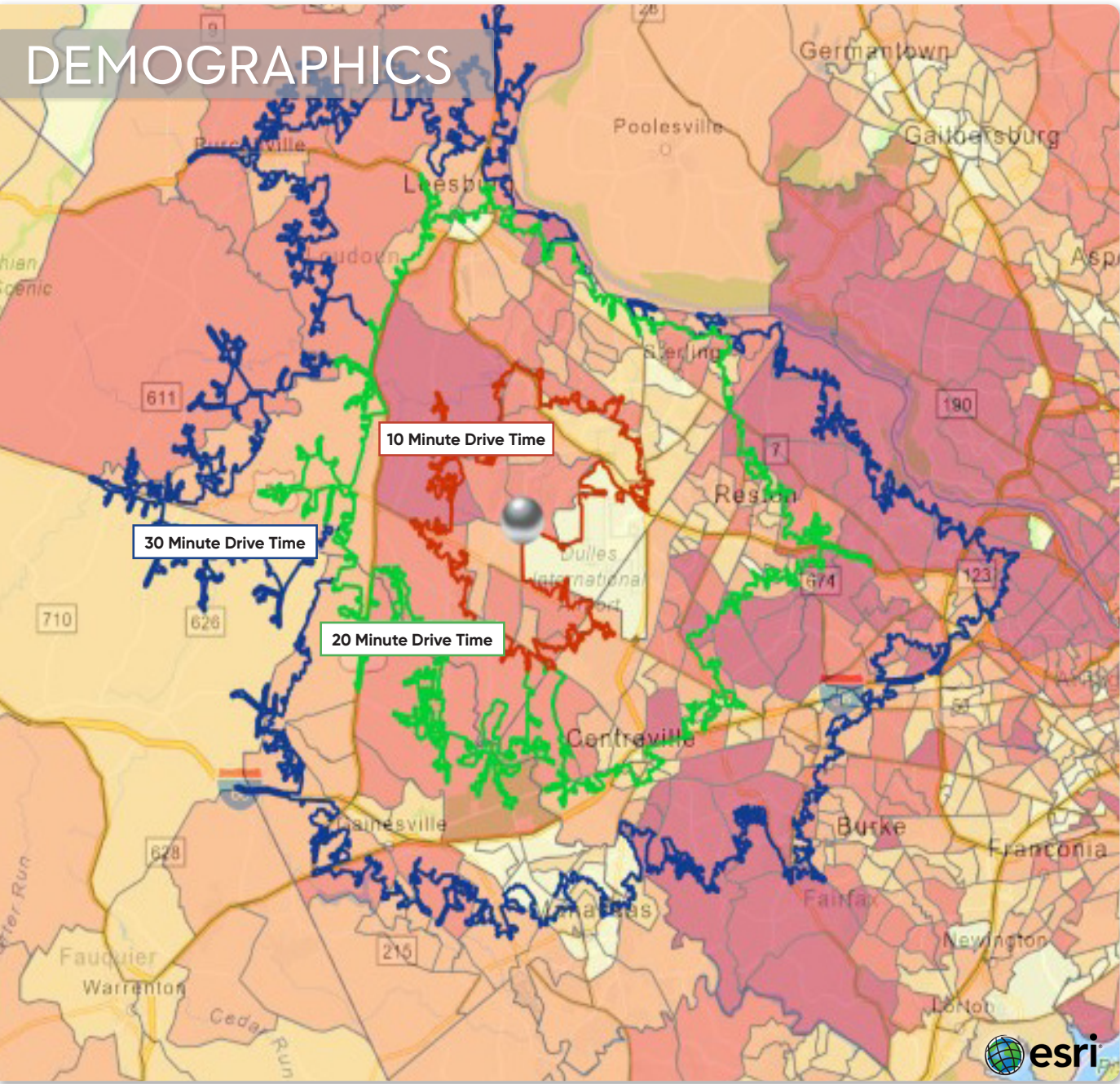
Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



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 |

