

MILLER WALKER
RETAIL REAL ESTATE

**CORNER OF LOUDOUN COUNTY
PARKWAY AND EVERGREEN MILLS ROAD**
RETAIL AND RESTAURANT SPACES AVAILABLE
1,188 SF TO 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



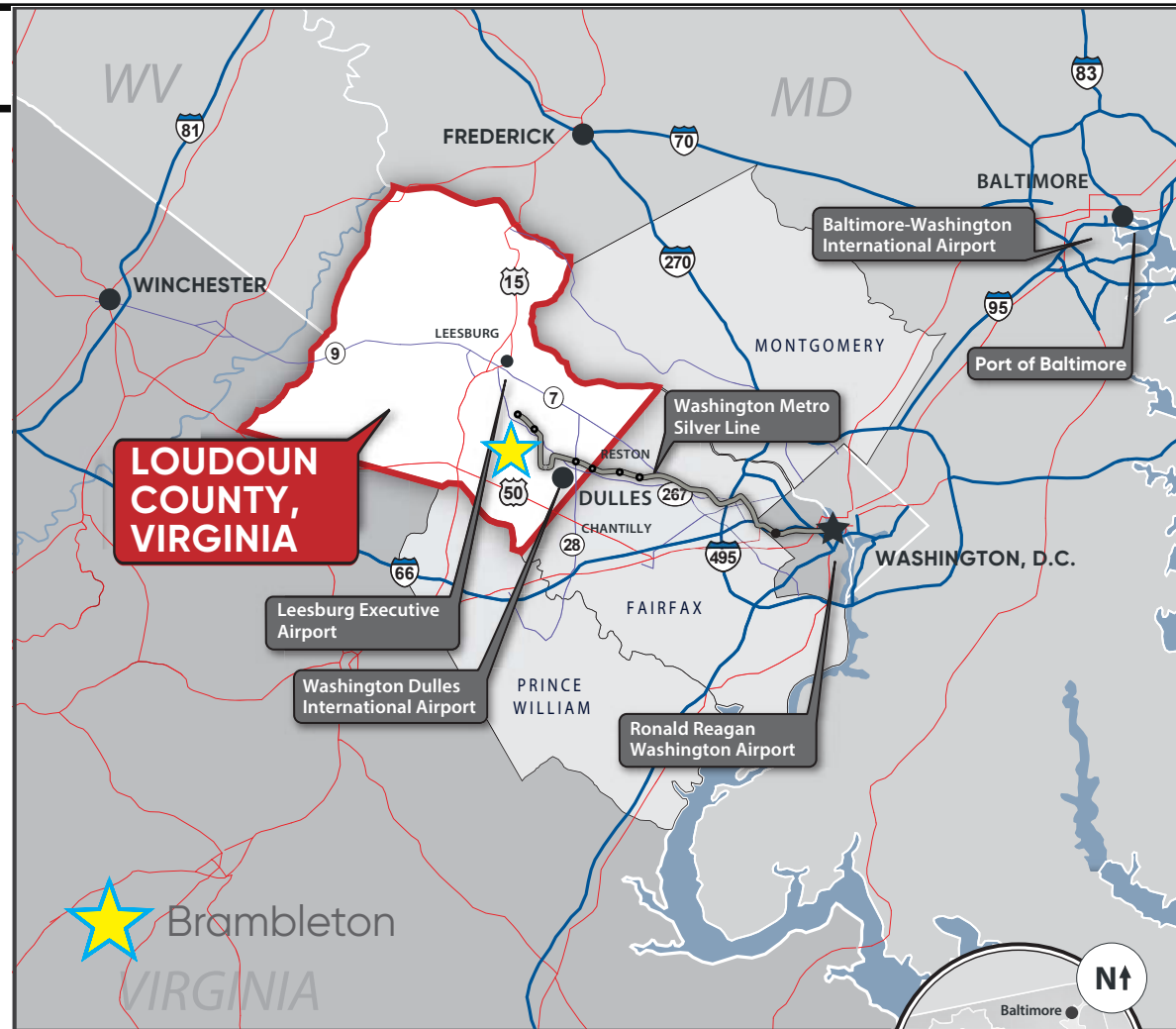
BUSINESS SUCCESS.....

- 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



ANNUAL HOUSEHOLD SPENDING



Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE

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

Fleetwood
FARM WINERY

Brambleton

Site

StoneSprings Hospital Center
HCA Virginia Health System

ARCOLA CENTER
(850,000SF)

STONE RIDGE
Harris Teeter
Walgreens

DULLES LANDING

BED BATH & BEYOND DSW
DICK'S Sporting Goods Walmart
pure barre

SOUTH RIDING
MARKET SQUARE

THE HOME DEPOT
Giant

EAST GATE
MARKETPLACE

Harris Teeter
Walgreens

Smithsonian
National Air and Space Museum

GOOSE CREEK

FUNCTIONAL FITNESS
Harris Teeter
Walgreens PARRANDO'S

SHOPPES AT RYAN PARK &
BROADLANDS MARKETPLACE

Giant THE HOME DEPOT
Harris Teeter Walgreens Panera BREAD

Washington-Dulles
International Airport

DULLES INTERNATIONAL

DULLES TOWN CENTER

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

DULLES 28 CENTRE

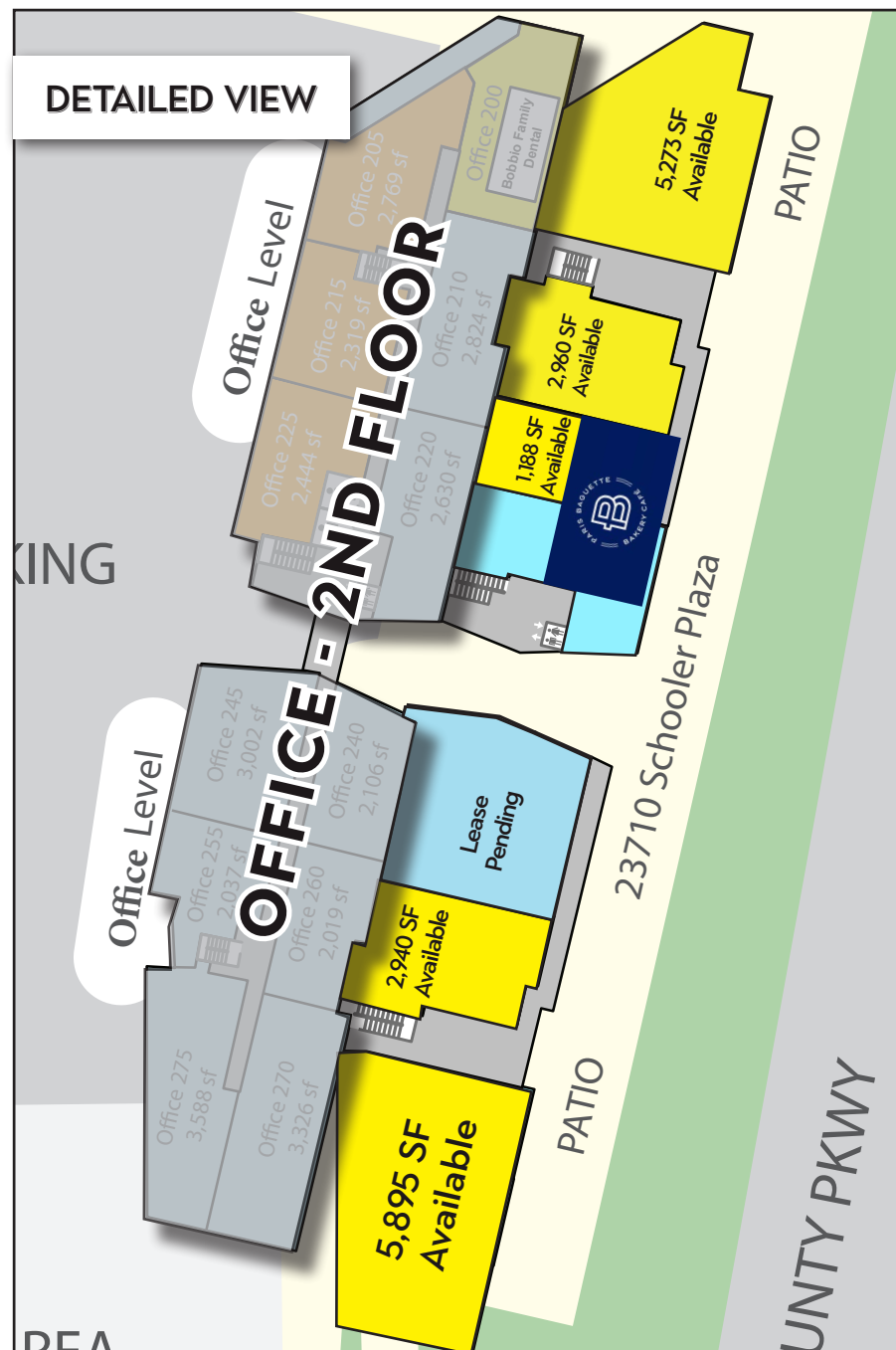
BUFFALO WILD WINGS COLD STONE
Wegmans TARGET
Chick-fil& GNC DSW

VILLAGE CENTER AT DULLES
& WOODLAND PARK CROSSING

Giant DICK'S Sporting Goods
Harris Teeter

SITE PLAN

DETAILED VIEW



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

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



1,188 SF

5,273 Full Service Restaurant Corner With Patio

Corner of Loudoun County Parkway and Evergreen Mills Road

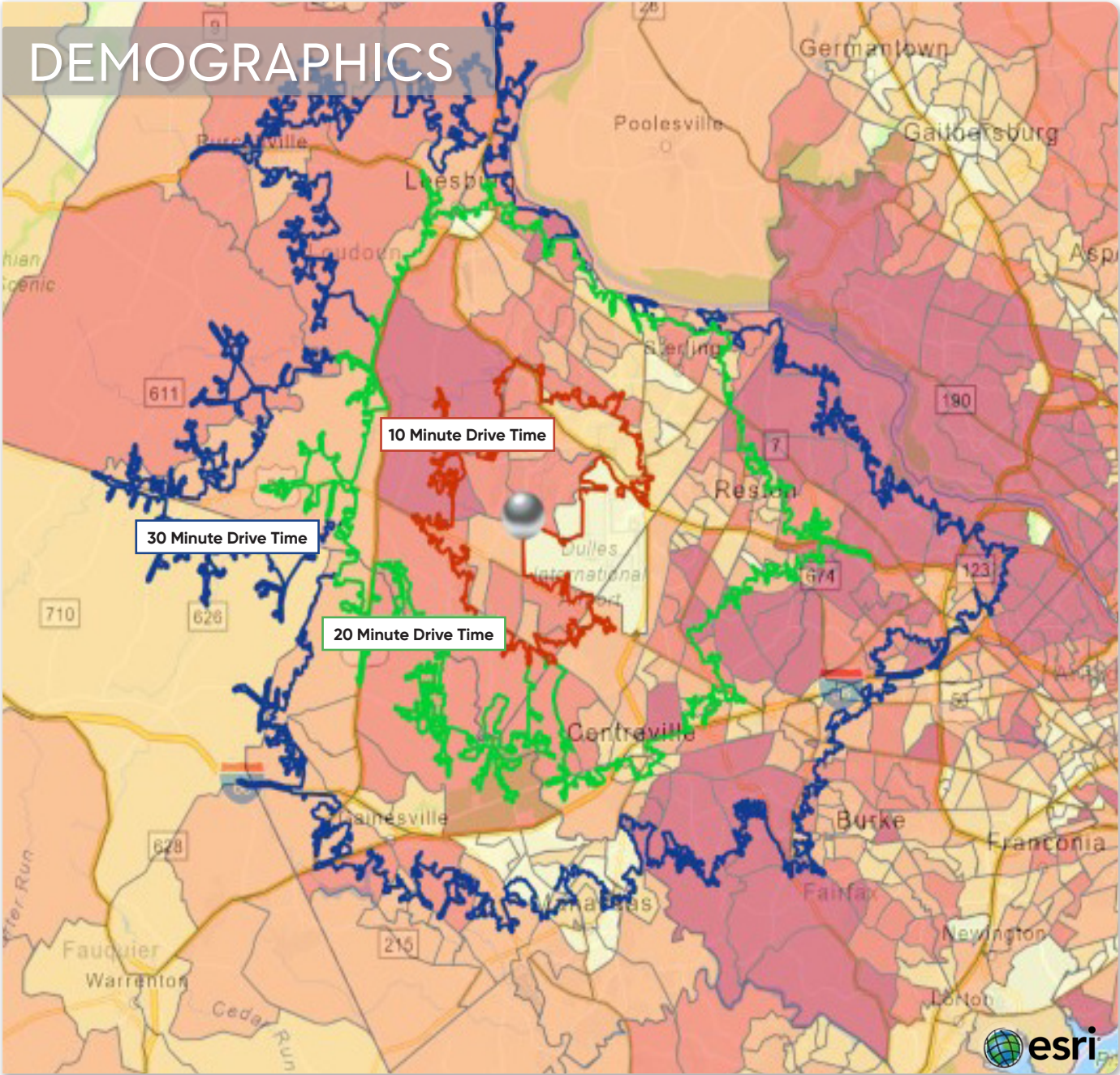
Brambleton, Virginia

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

