

MILLER WALKER
RETAIL REAL ESTATE

BRAMBLETON CORNER PLAZA

RETAIL AND RESTAURANT SPACES AVAILABLE
2,145 SF to 4,352 SF
(Flexible Demising Scenarios)



**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



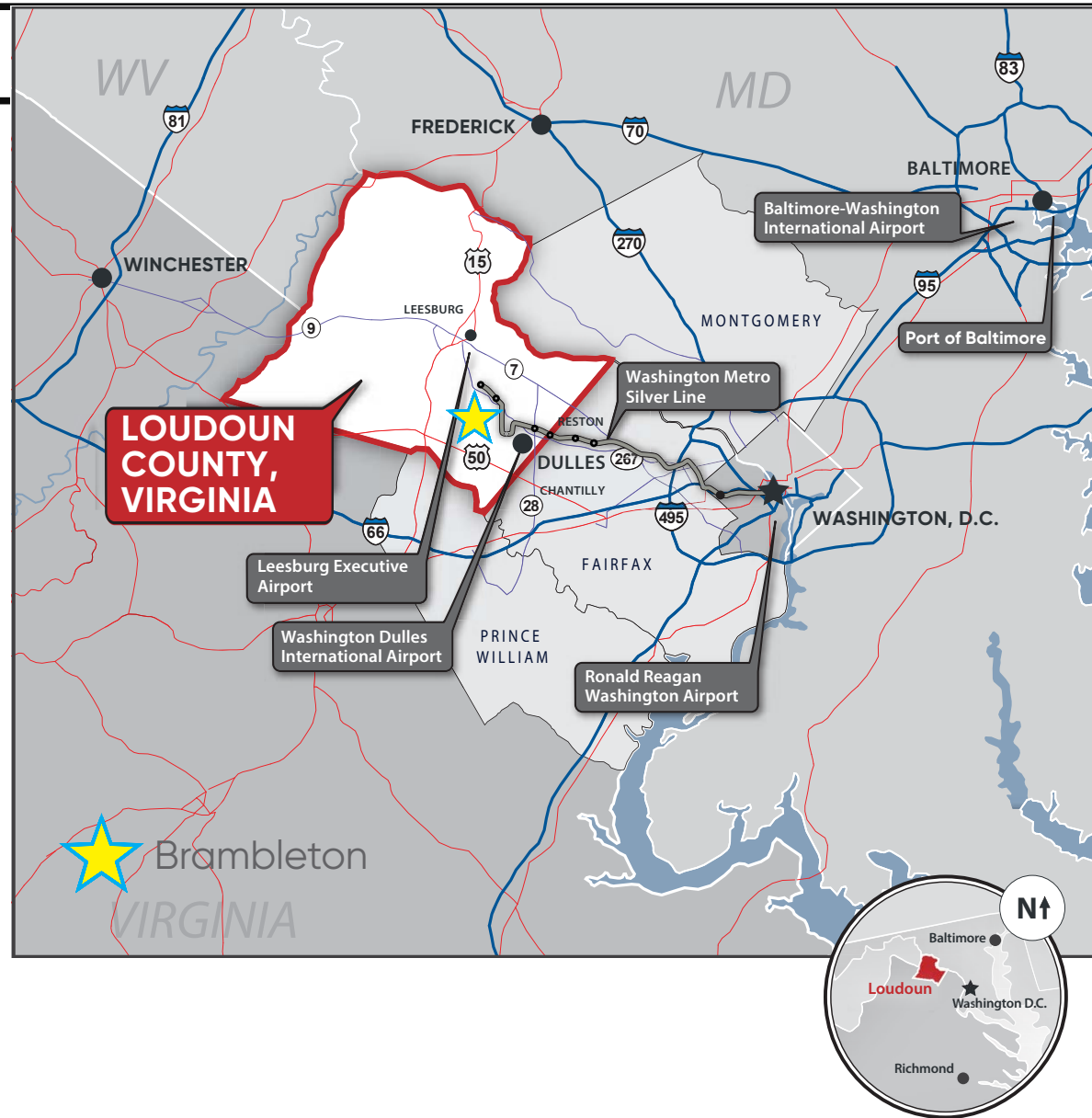
BUSINESS SUCCESS.....

- 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

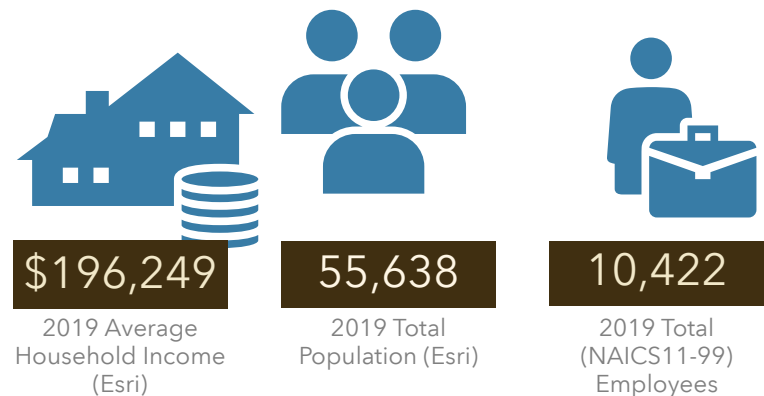
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BRAMBLETON CORNER PLAZA sits at the southwest corner of Northstar Boulevard and Evergreen Mills Road.

It serves the huge and fast-growing community of southern Ashburn, recently named as one of the nation's top 50 best-selling communities and #2 place to live in America.

3 Mile Radius Demographics

DEMOGRAPHICS



ANNUAL HOUSEHOLD SPENDING



Brambleton Corner Plaza

Brambleton, Virginia

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Phase 2 Metro
Stations Are Now Open



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



Brambleton

Site



SOUTH RIDING
MARKET SQUARE



EAST GATE
MARKETPLACE



GOOSE CREEK



SHOPPES AT RYAN PARK &
BROADLANDS MARKETPLACE



Washington-Dulles
International Airport



DULLES LANDING



DULLES TOWN CENTER



DULLES 28 CENTRE



VILLAGE CENTER AT DULLES
& WOODLAND PARK CROSSING



Smithsonian
National Air and Space Museum



Imagery Date: 4/30/2018 38°58'12.10" N 77°03'15.94" W elev 294 ft eye alt 13.62 mi

Brambleton Corner Plaza

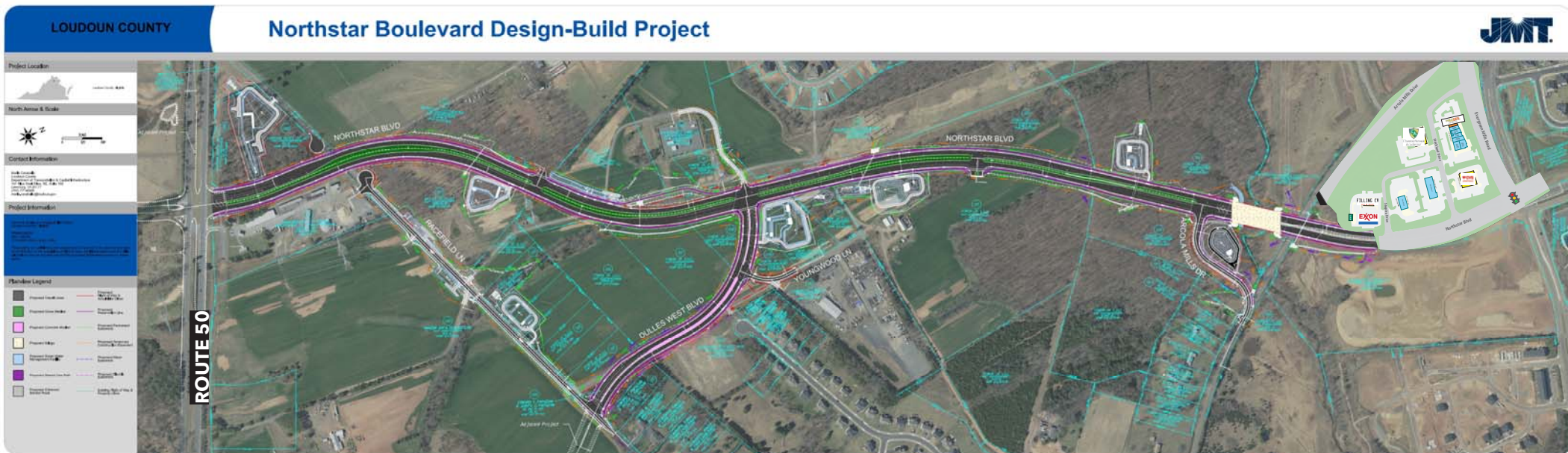
Brambleton, Virginia

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North Star Extension to Route 50



Northstar Boulevard is part of the North/South Corridor of Statewide Significance as designated by VDOT, addressing congestion and mobility on parallel north/south routes between I-95 and Dulles International Airport and connecting travelers to activity centers in Loudoun County and beyond. It is part of what will be a 14-mile long, uninterrupted corridor extending from Route 7 south to the Prince William County line. Construction expected to be completed by 2025.

Brambleton Corner Plaza

Brambleton, Virginia

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SITE PLAN

\$42.50 NNN PSF

\$8.61 PSF IN PASS-THROUGHS

23634 Strickland Drive (Flexible Demising Scenarios)

Ste. 120 - 2,207 SF

Ste. 130 - 2,145 SF

(Potentially Contiguous to 4,352 SF)

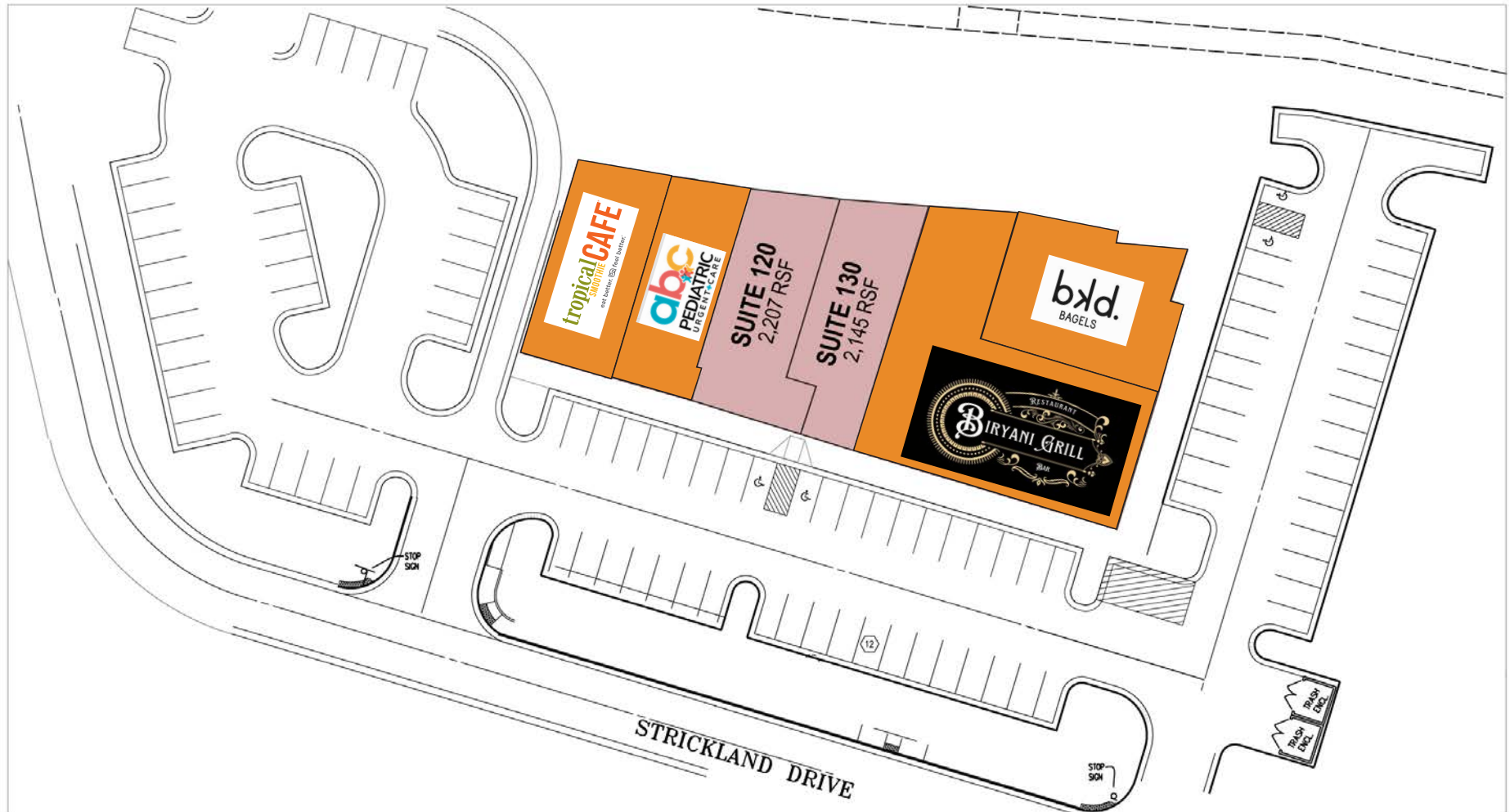
23685 Strickland Drive (Bank or Auto Pad with Drive-Thru)

Up to 8,000 SF

42174 Shapiro Drive (Fast Food Pad with Drive-Thru)

Up to 4,500 SF

MULTI-TENANT BUILDING PLAN



Brambleton Corner Plaza

Brambleton, Virginia

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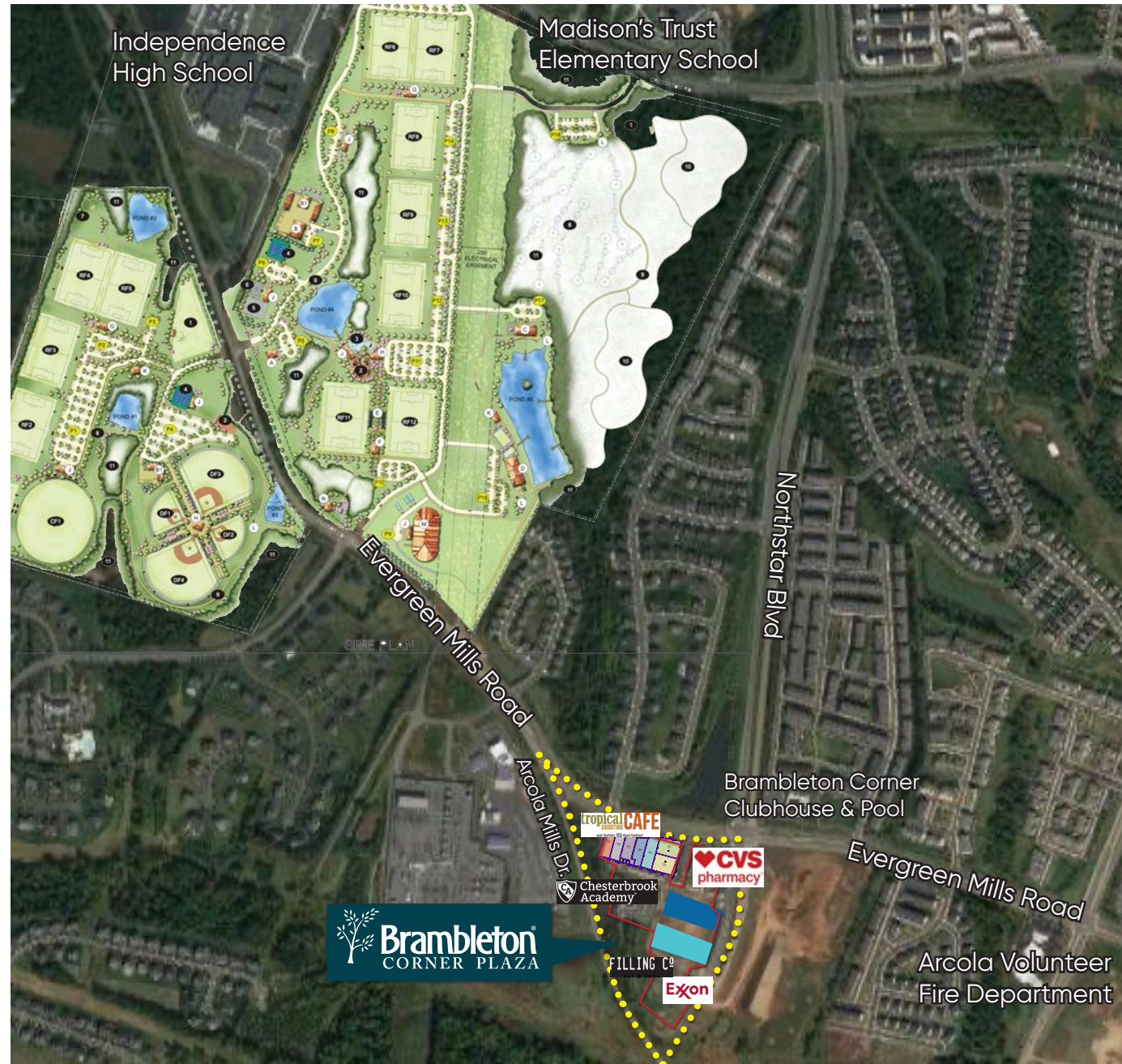
Hal & Berni Hanson Regional Park Project

The Hal and Berni Hanson Regional Park project includes the design and construction of a new 257-acre regional park located on Evergreen Mills Road, between the Brambleton and Willowsford communities.

- The project also includes road improvements to Evergreen Mills Road, which bisects the park, including a turn lane and a stop light at the entrance of the park.
- The park includes 17 athletic fields with lighting, and over 75 acres of passive recreational space and infrastructure.

For more information visit

<https://www.loudoun.gov/2652/Hal-Berni-Hanson-Regional-Park>



DEMOGRAPHIC SUMMARY

Brambleton Corner Plaza
Ring of 1 mile

KEY FACTS

34.3

Median Age



2,073

Total Households



\$117,859

Median Disposable Income



2.79

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$197,573

2019 Average Household Income (Esri)



5,786

2019 Total Population (Esri)



304

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$4,909

Apparel & Services



\$380

Computers & Hardware



\$8,416

Eating Out



\$10,859

Groceries



\$12,198

Health Care

Tapestry Segments



1C

Boomburbs

1,524 households

73.5%

of Households



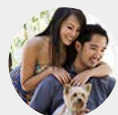
1B

Professional Pride

301 households

14.5%

of Households



2D

Enterprising Professionals

248 households

12.0%

of Households

EDUCATION



75%

Bachelor's Degree or Higher



14%

More Than High School Education

EMPLOYMENT



White Collar

84%



Blue Collar

9%



Services

7%

1.6%

Unemployment Rate

BUSINESS



38

2019 Total (SIC01-99) Businesses



\$114,563,487

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$12,248,545

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

Brambleton Corner Plaza
Ring of 3 miles

KEY FACTS

33.7

Median Age



17,446

Total Households



\$117,127

Median Disposable Income



3.19

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$196,249

2019 Average Household Income (Esri)



55,638

2019 Total Population (Esri)



10,422

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$4,888

Apparel & Services



\$378

Computers & Hardware



\$8,384

Eating Out



\$10,831

Groceries



\$12,084

Health Care

Tapestry Segments



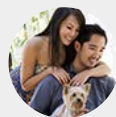
1C

Boomburbs

12,061 households

69.1%

of Households



2D

Enterprising Professionals

3,213 households

18.4%

of Households



1B

Professional Pride

2,172 households

12.4%

of Households

EDUCATION



75%

Bachelor's Degree or Higher



16%

More Than High School Education

EMPLOYMENT



White Collar

82%



Blue Collar

9%



Services

10%

1.5%

Unemployment Rate

BUSINESS



939

2019 Total (SIC01-99) Businesses



\$1,128,148,669

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$421,857,034

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

Brambleton Corner Plaza
Ring of 5 miles

KEY FACTS

33.7

Median Age



40,218

Total Households



\$114,164

Median Disposable Income



3.24

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$190,602

2019 Average Household Income (Esri)



130,380

2019 Total Population (Esri)



24,556

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$4,745

Apparel & Services



\$367

Computers & Hardware



\$8,139

Eating Out



\$10,523

Groceries



\$11,733

Health Care

Tapestry Segments



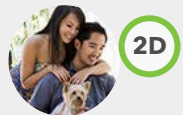
1C

Boomburbs

27,004 households

67.1%

of Households



2D

Enterprising Professionals

7,925 households

19.7%

of Households



1B

Professional Pride

5,152 households

12.8%

of Households

EDUCATION



72%

Bachelor's Degree or Higher



17%

More Than High School Education

EMPLOYMENT



White Collar

83%



Blue Collar

8%



Services

9%

1.9%

Unemployment Rate

BUSINESS



2,167

2019 Total (SIC01-99) Businesses



\$2,724,114,915

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$891,284,457

2017 Total Retail Sales (including Food/Drink Sales)

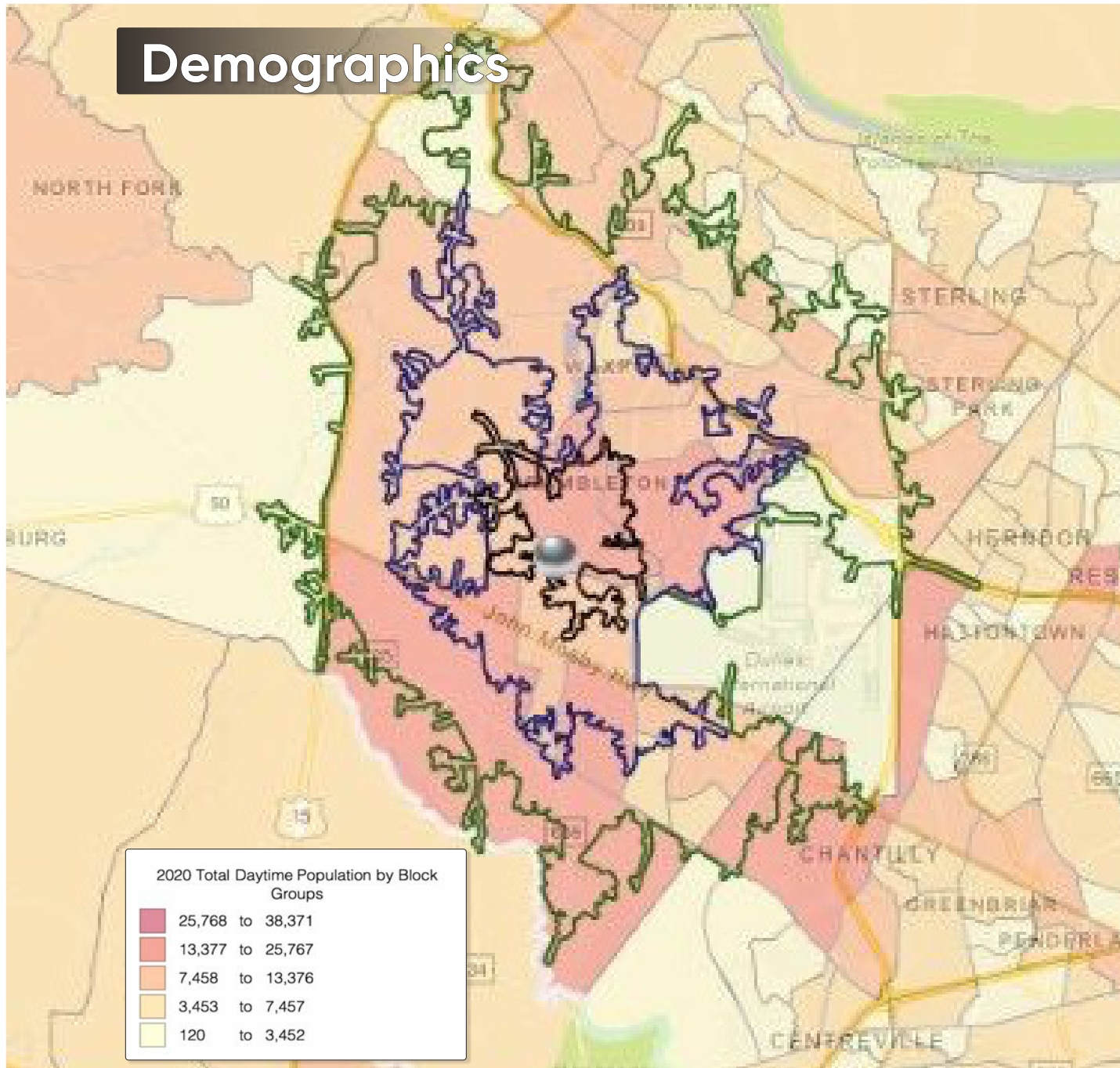
BRAMBLETON CORNER PLAZA

Washington, DC

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Demographics



DISTANCE	1 MILE	3 MILE	5 MILE
2021 Daytime Population	4,488	56,178	128,731
2021 Resident Population	5,102	59,684	137,706
2021 Average Household Income	\$226,603	\$213,026	\$205,452

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	15,570	70,754	175,468
2021 Resident Population	17,031	74,956	177,221
2021 Average Household Income	\$227,745	\$207,584	\$203,736

www.millerwalker.com