

BRAMBLETON TOWN CENTER

LOUDOUN COUNTY - BRAMBLETON, VA

MULTIPLE RETAIL AND RESTAURANT SPACES AVAILABLE
FROM 1,000 SF TO 4,118 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



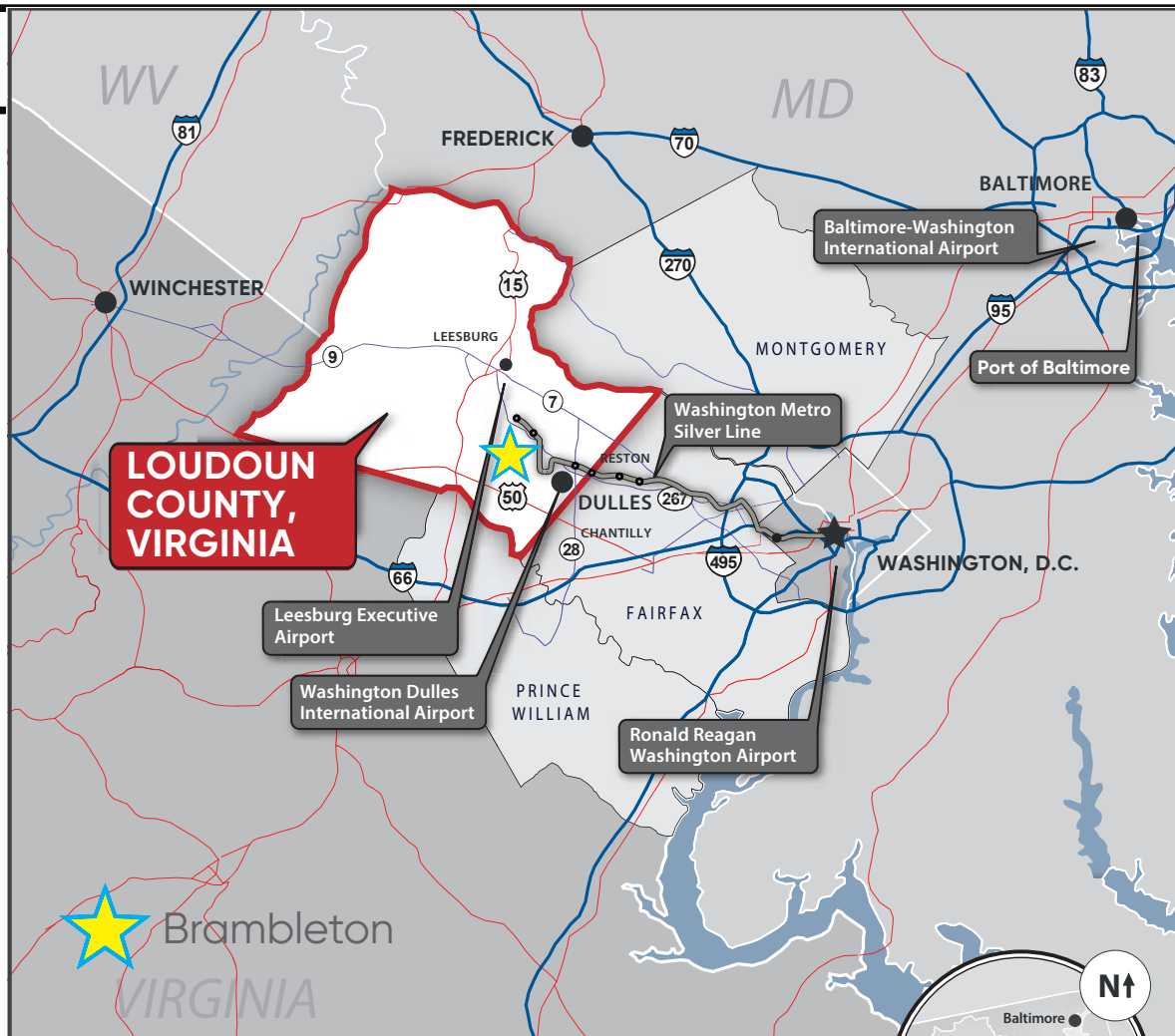
BUSINESS SUCCESS.....

- 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.....

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)

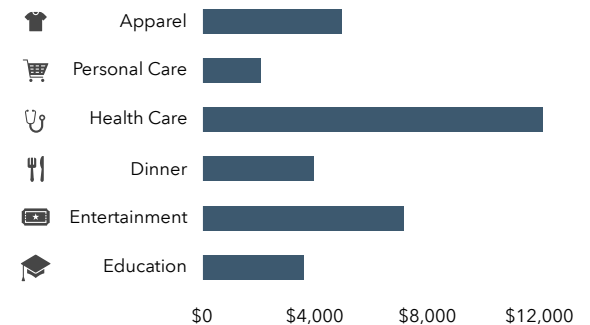


143
Total Businesses
In a 10 minute
driving distance



1,386
Total Employees
In a 10 minute
driving distance

ANNUAL SPENDING PER HOUSEHOLD



Total Population

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



"Virginia's fastest growing county"

<https://www.nbc12.com>

"The Nation's wealthiest county"

<https://www.usnews.com>

Brambleton Town Center Brambleton, Virginia



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



Site

Brambleton

Fleetwood
FARM WINERY

SHOPPES AT RYAN PARK &
BROADLANDS MARKETPLACE



Washington-Dulles
International Airport



StoneSprings Hospital Center
HCA Virginia Health System

ARCOLA
CENTER
(850,000SF)

STONE RIDGE



DULLES LANDING



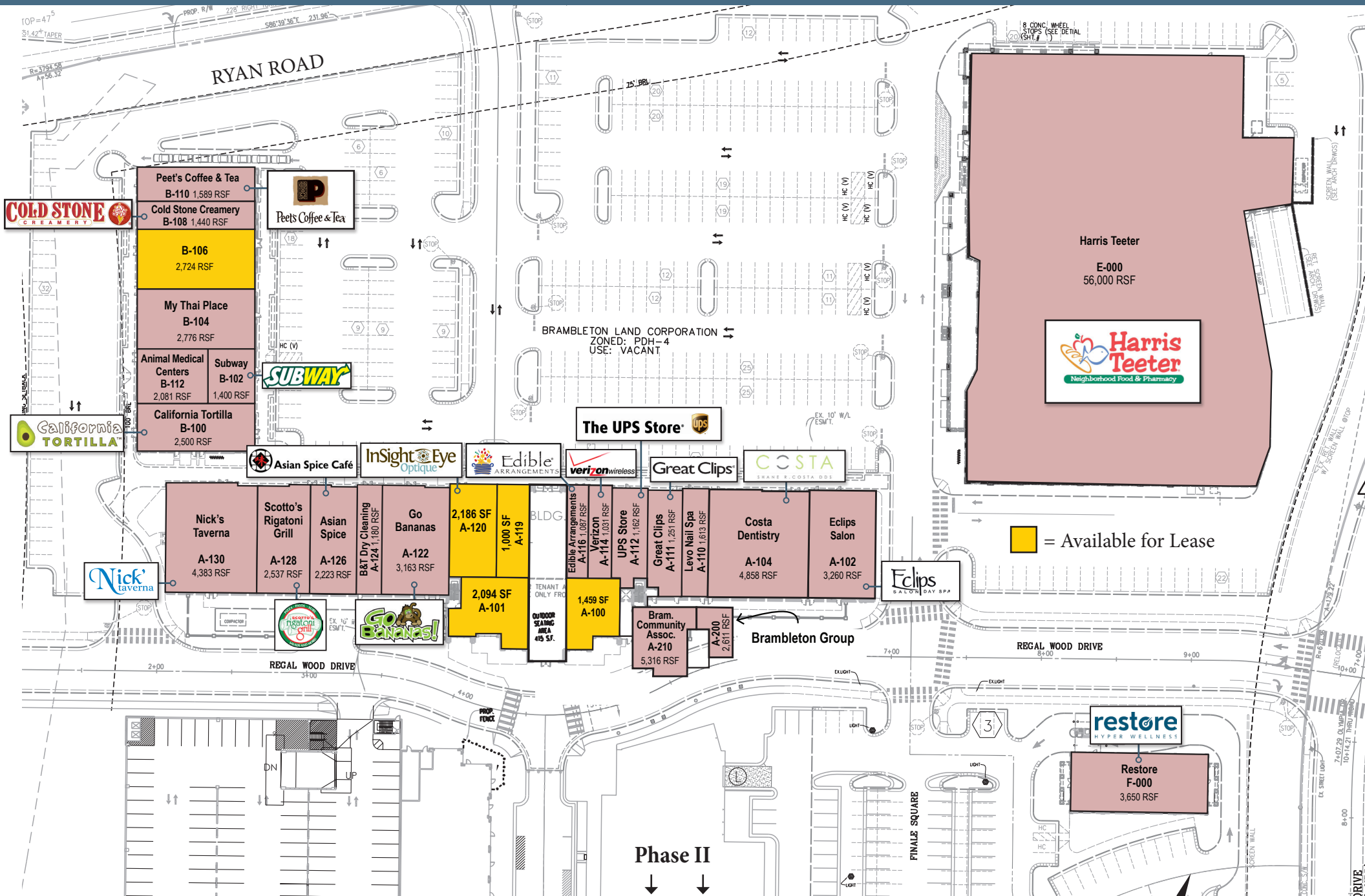
SOUTH RIDING
MARKET SQUARE

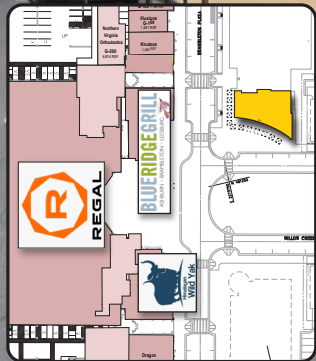
VILLAGE CENT
& WOODLAND



Smithsonian
National Air and Space Museum







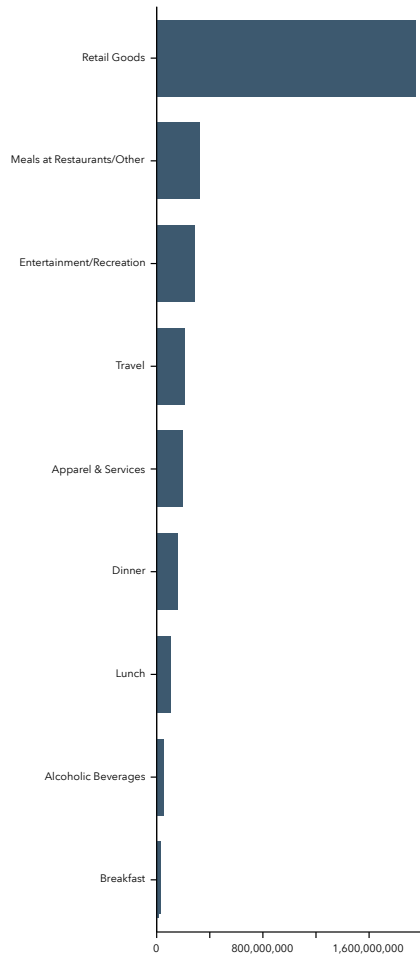




TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

2019 Spending Habits



Brambleton Statistics

HOUSING STATS



\$560,000

Median
Property
Value



\$23,439

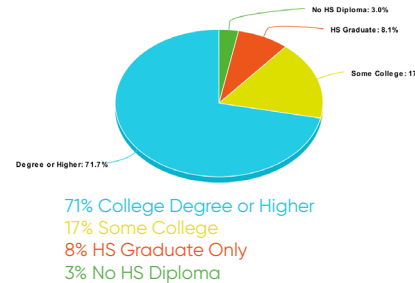
Average Spent
on Mortgage
And Basics



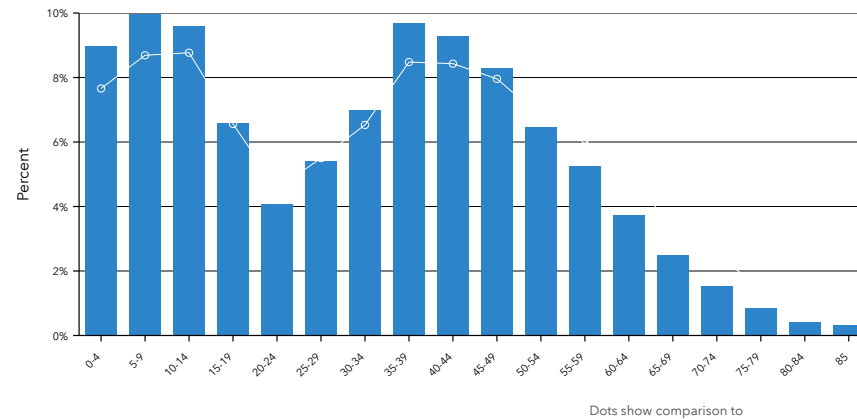
\$173,000

Median
Household
Income

EDUCATION



Age Profile



Households By Income

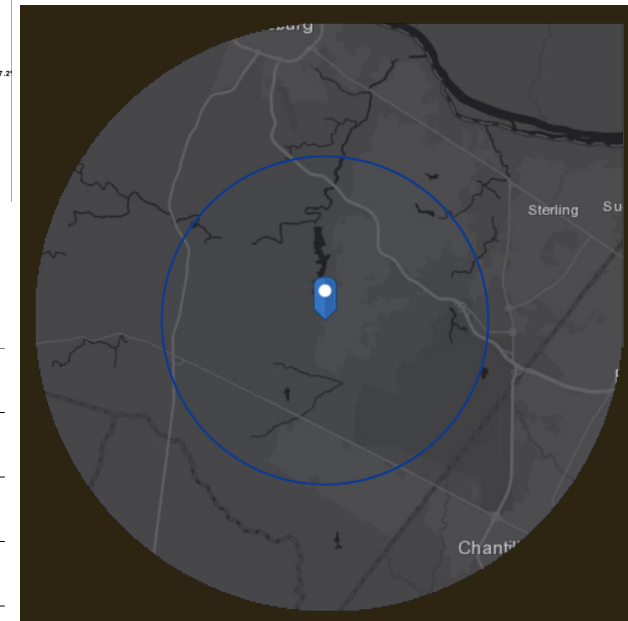
The largest group: \$200,000+ (33.7%)

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

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