

CORNER OF LOUDOUN COUNTY PARKWAY
AND EVERGREEN MILLS ROAD

Retail And Restaurant Spaces Available | 2,960 SF to 5,273 SF

BRAM
QUARTER

23710 SCHOOLER PLAZA
ASHBURN, VA

5,273 SF Full Service Restaurant Corner With Patio

Full Service Restaurant
Lease Pending

Now open
PARIS BAGUETTE

Coming soon
ANOTHER
Broken Egg Cafe

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



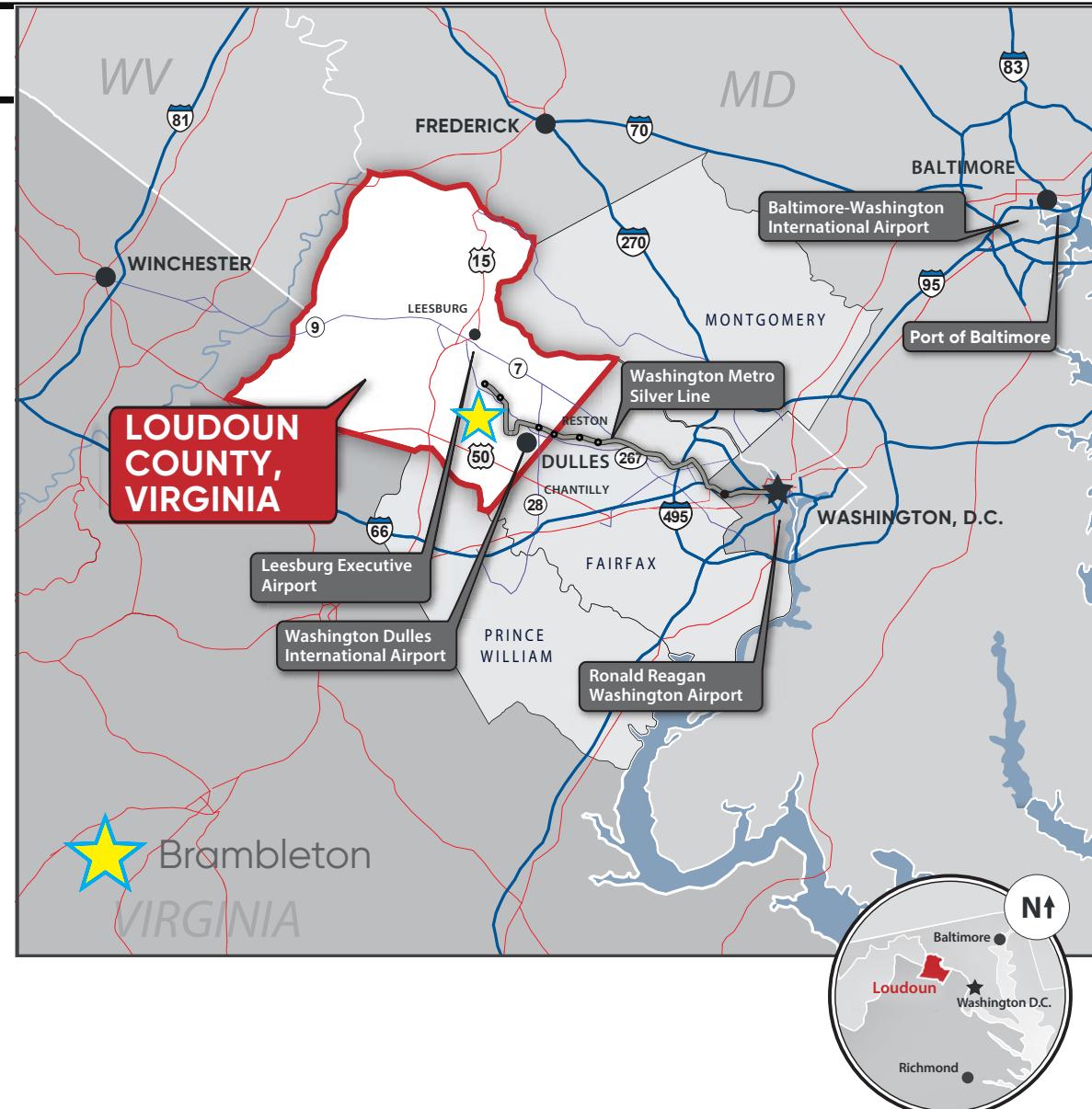
BUSINESS SUCCESS

- 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

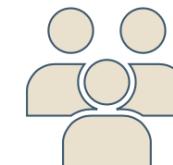
3 Mile Radius Demographics

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

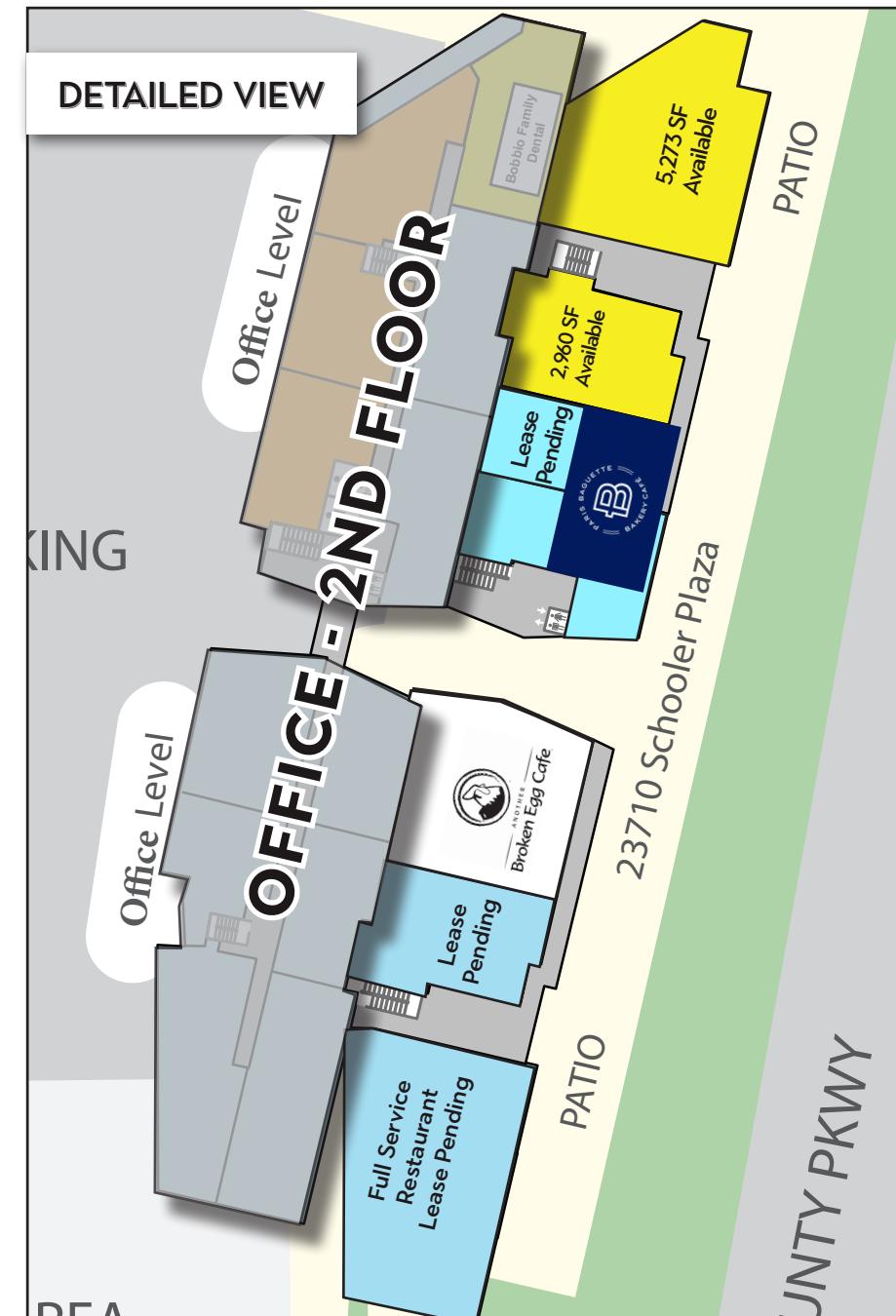
MILLER WALKER RETAIL REAL ESTATE



SITE PLAN



DETAILED VIEW





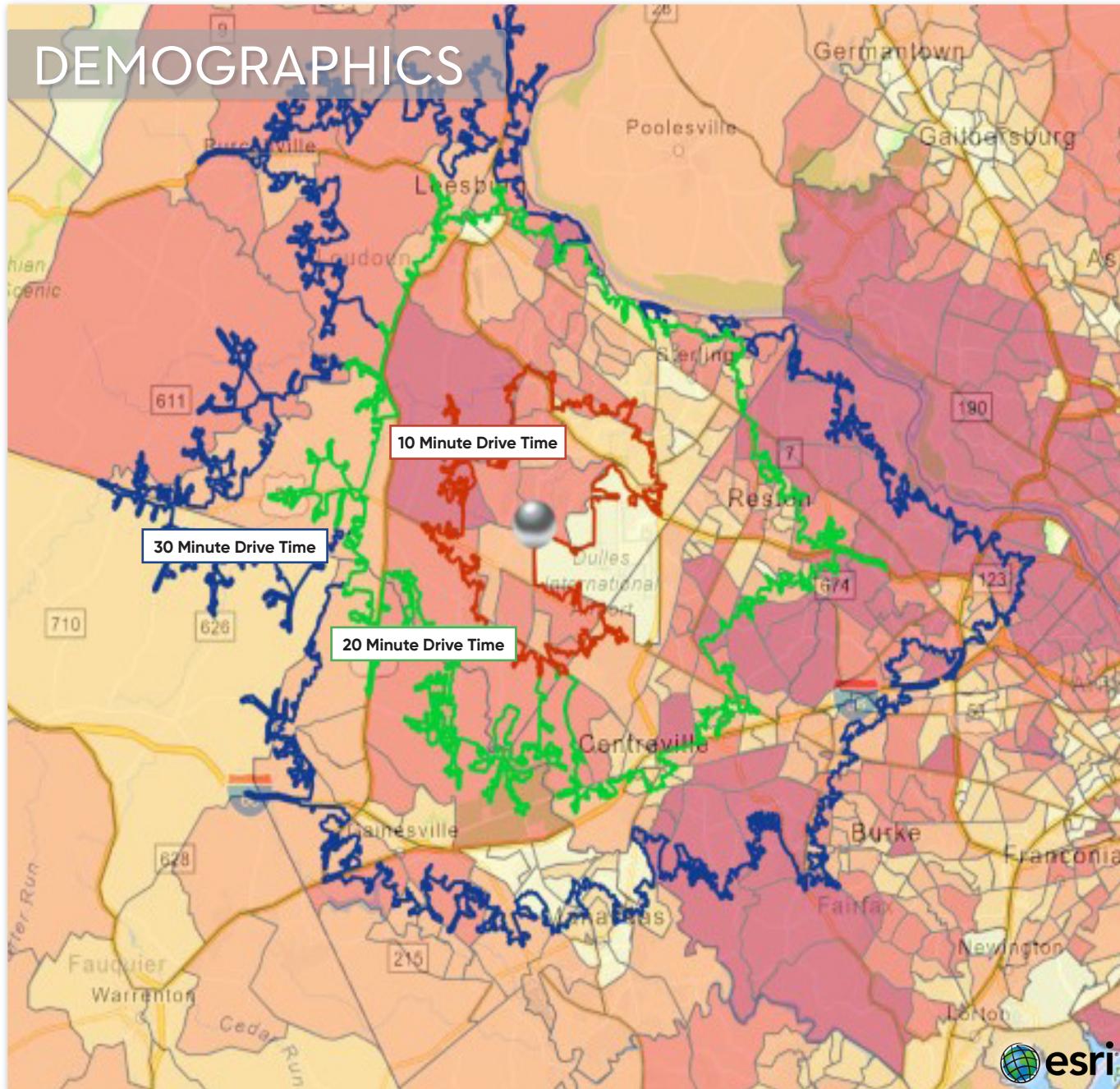
Corner of Loudoun County Parkway and Evergreen Mills Road

Brambleton, Virginia

MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHICS



| 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 |

