

CORNER OF LOUDOUN COUNTY PARKWAY
AND EVERGREEN MILLS ROAD

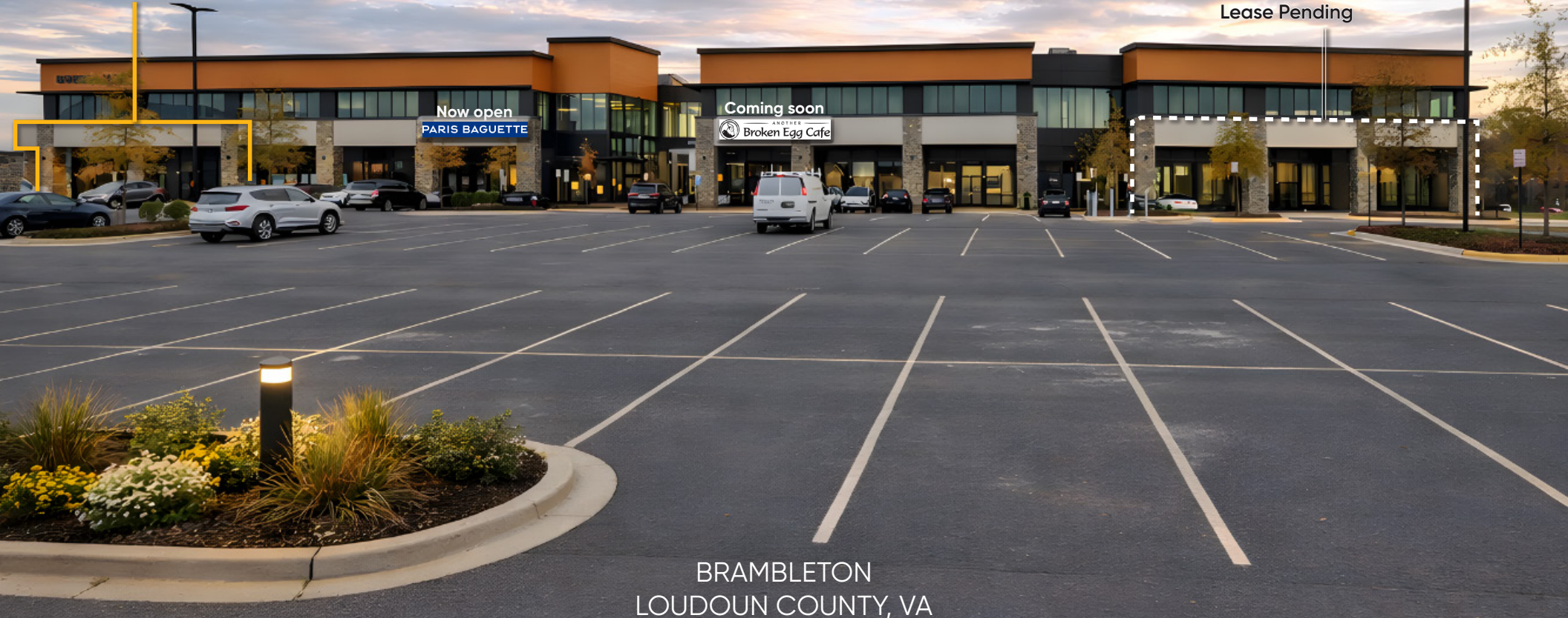
Retail And Restaurant Spaces Available | 2,960 SF to 5,273 SF

BRAM
QUARTER

23710 SCHOOLER PLAZA
ASHBURN, VA

5,273 SF Full Service Restaurant Corner With Patio

Full Service Restaurant
Lease Pending



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



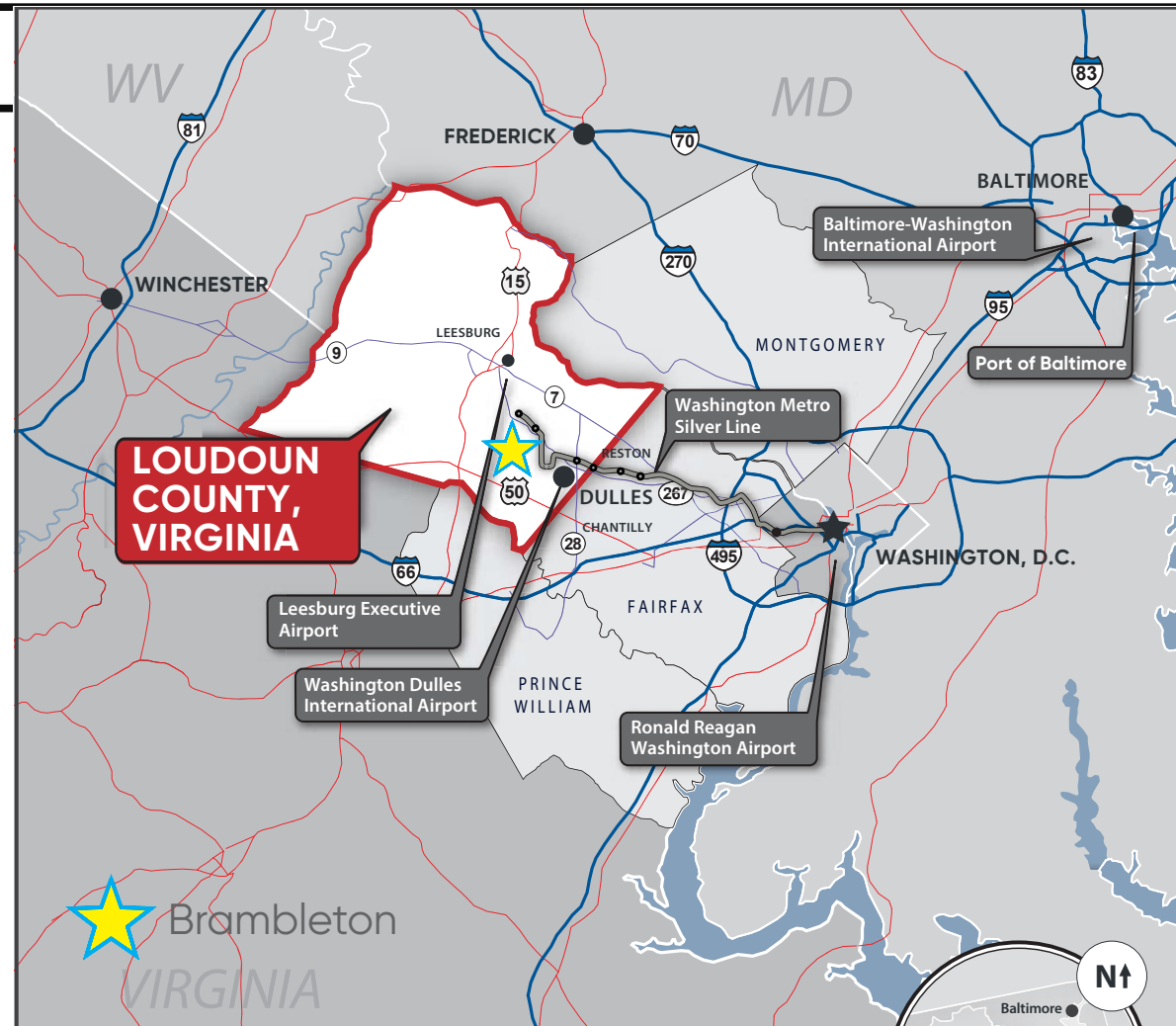
BUSINESS SUCCESS.....

- 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

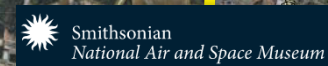
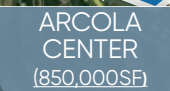
Groceries



**Phase 2 Metro
Stations Are Now Open**



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

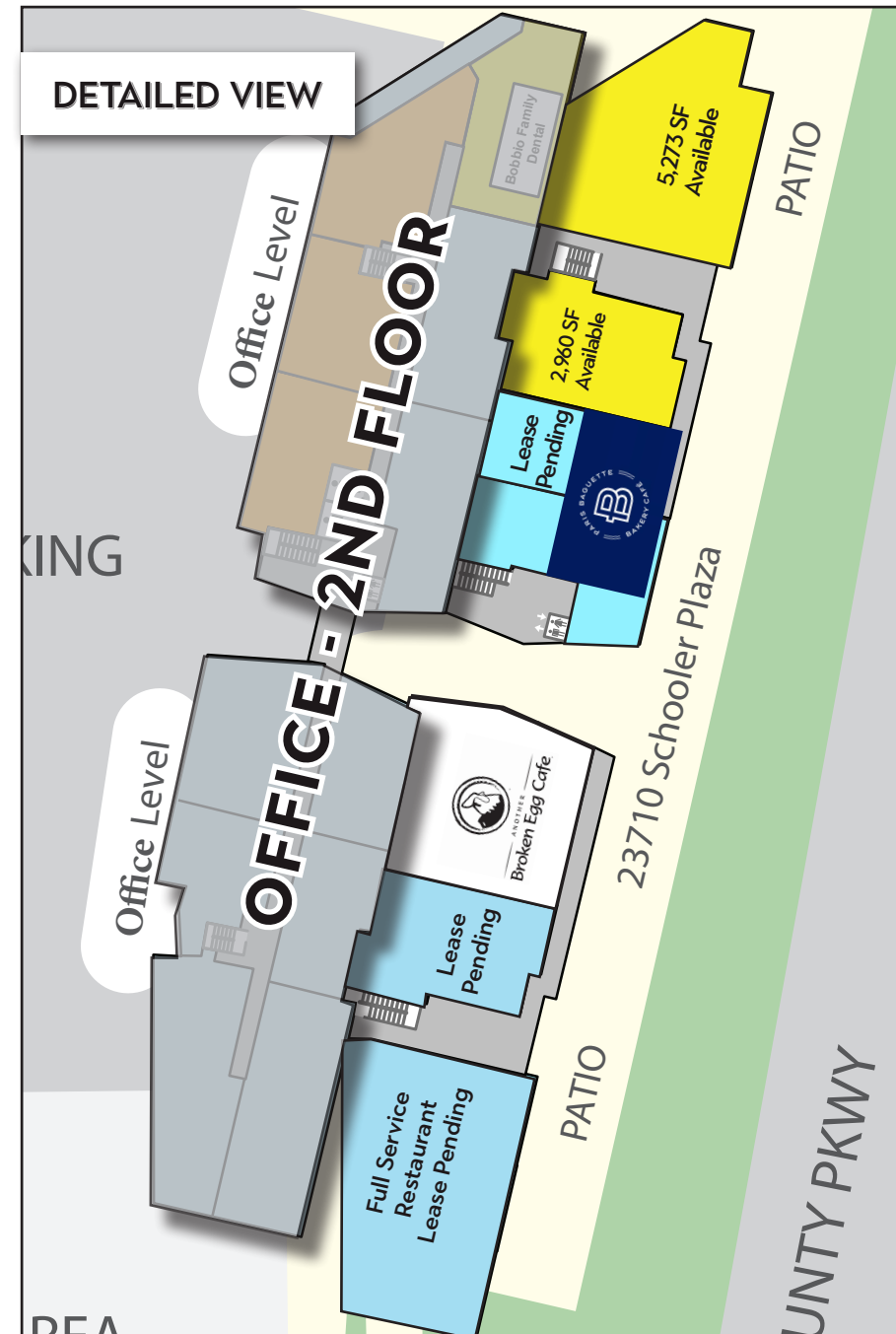


Imagery Date: 4/30/2018 38°58'12.10" N 77°31'15.94" W elev 294 ft eye alt 13.62 mi

SITE PLAN



DETAILED VIEW



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

MILLER WALKER
RETAIL REAL ESTATE

Full Service Restaurant Lease Pending



5,273 Full Service Restaurant Corner With Patio

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

MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHICS

This map illustrates the drive time isochrones from Dulles International Airport, showing the 10, 20, and 30-minute drive time zones. The map includes labels for various cities and towns, such as Leesburg, Sterling, Reston, Centreville, and Fairfax. Major roads like I-495, I-66, and I-267 are also shown. The map is labeled with various cities and towns, including Leesburg, Sterling, Reston, Centreville, and Fairfax. The Esri logo is in the bottom right corner.

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

2021 Average Household Income by Census Tracts

\$253,901 to \$359,936
\$188,200 to \$253,900
\$138,102 to \$188,199
\$94,841 to \$138,101
\$0 to \$94,840