

BRAMBLETON TOWN CENTER

LOUDOUN COUNTY - BRAMBLETON, VA

MULTIPLE RETAIL AND RESTAURANT SPACES AVAILABLE
FROM 1,000 SF TO 3,074 SF

JUST SIGNED



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



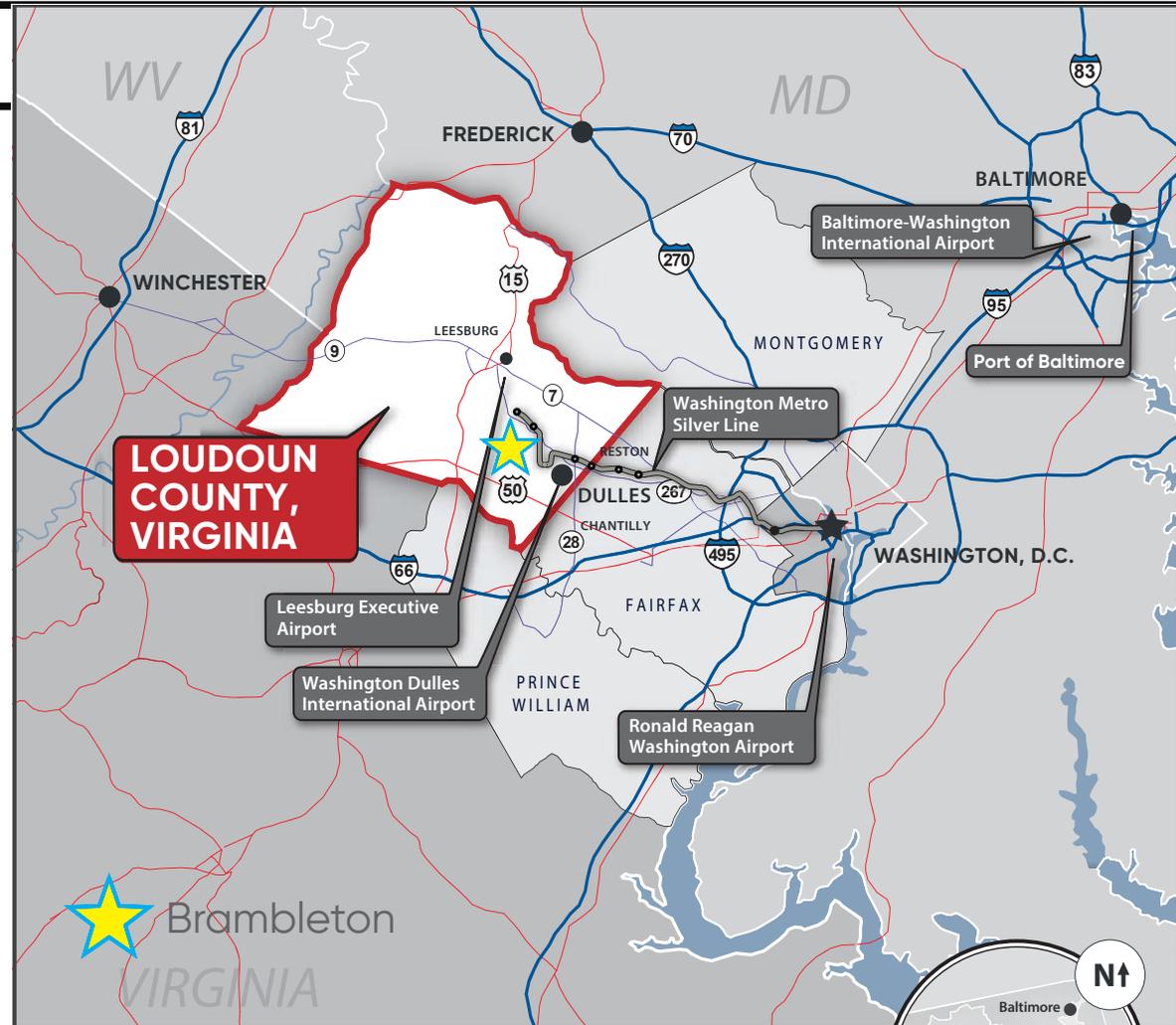
BUSINESS SUCCESS.....

- 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



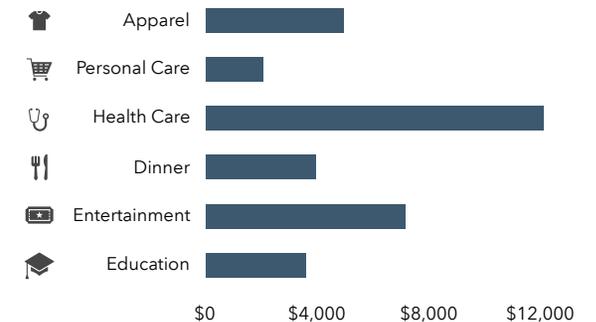
.....**BRAMBLETON**.....

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



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

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

F45 Training
Walgreens
Harris Teeter
PARRANDO'S GRILL

SHOPPES AT RYAN PARK & BROADLANDS MARKETPLACE

Giant THE HOME DEPOT Harris Teeter Walgreens Panera BREAD

DULLES 28 CENTER

BUFFALO WILD WINGS COLD CREAM
Wegmans Target
Chick-fil-A GNC LIVE WELL

Fleetwood FARM WINERY

Site
Brambleton

Washington-Dulles International Airport



StoneSprings Hospital Center
HCA Virginia Health System

ARCOLA CENTER
(850,000SF)

STONE RIDGE
Harris Teeter
Walgreens

DULLES LANDING

BED BATH & BEYOND DSW
EVERY SEASON STARTS AT DICK'S SPORTING GOODS Walmart
pure barre lift • tone • burn

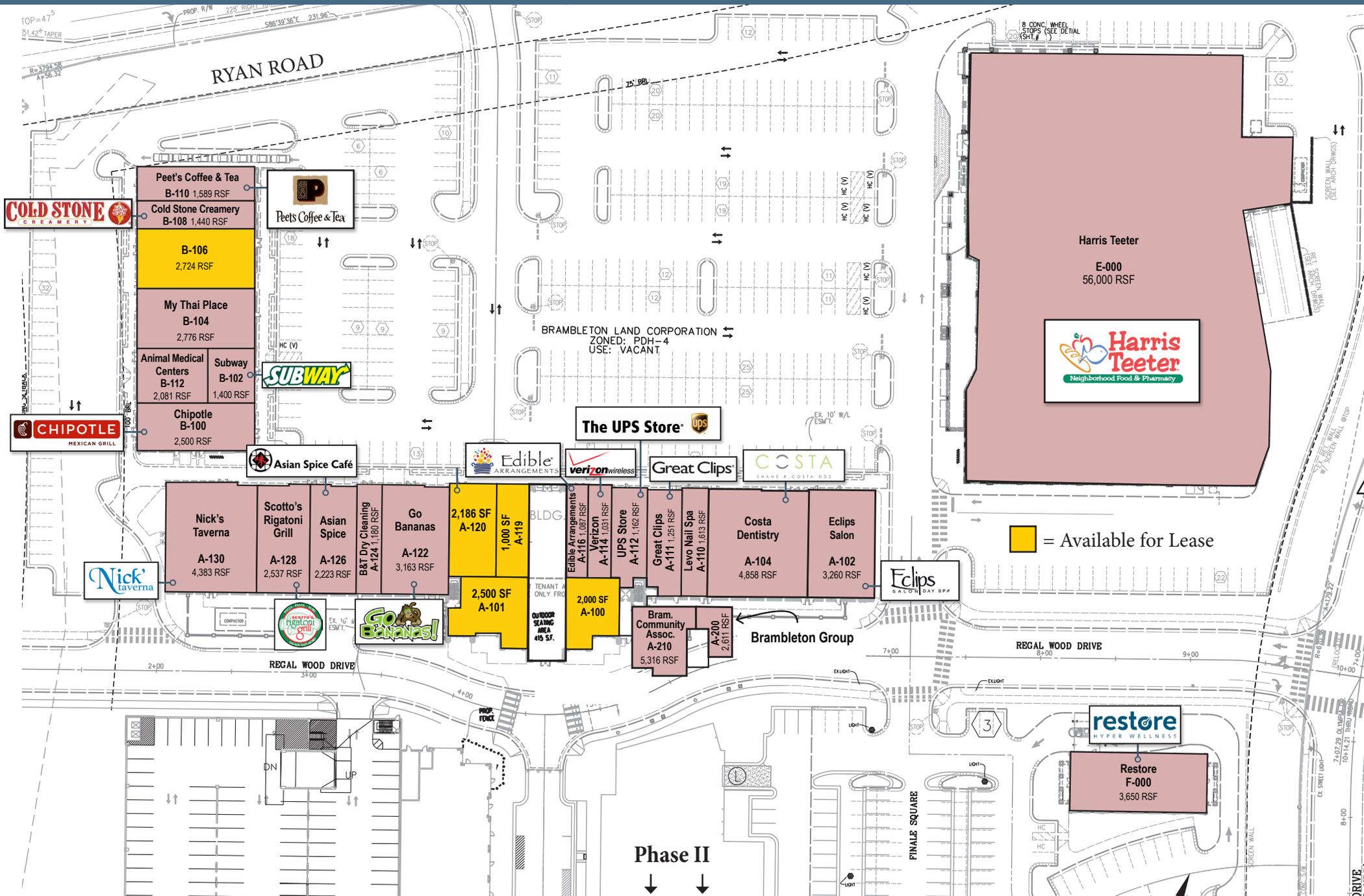
VILLAGE CENTER & WOODLAND

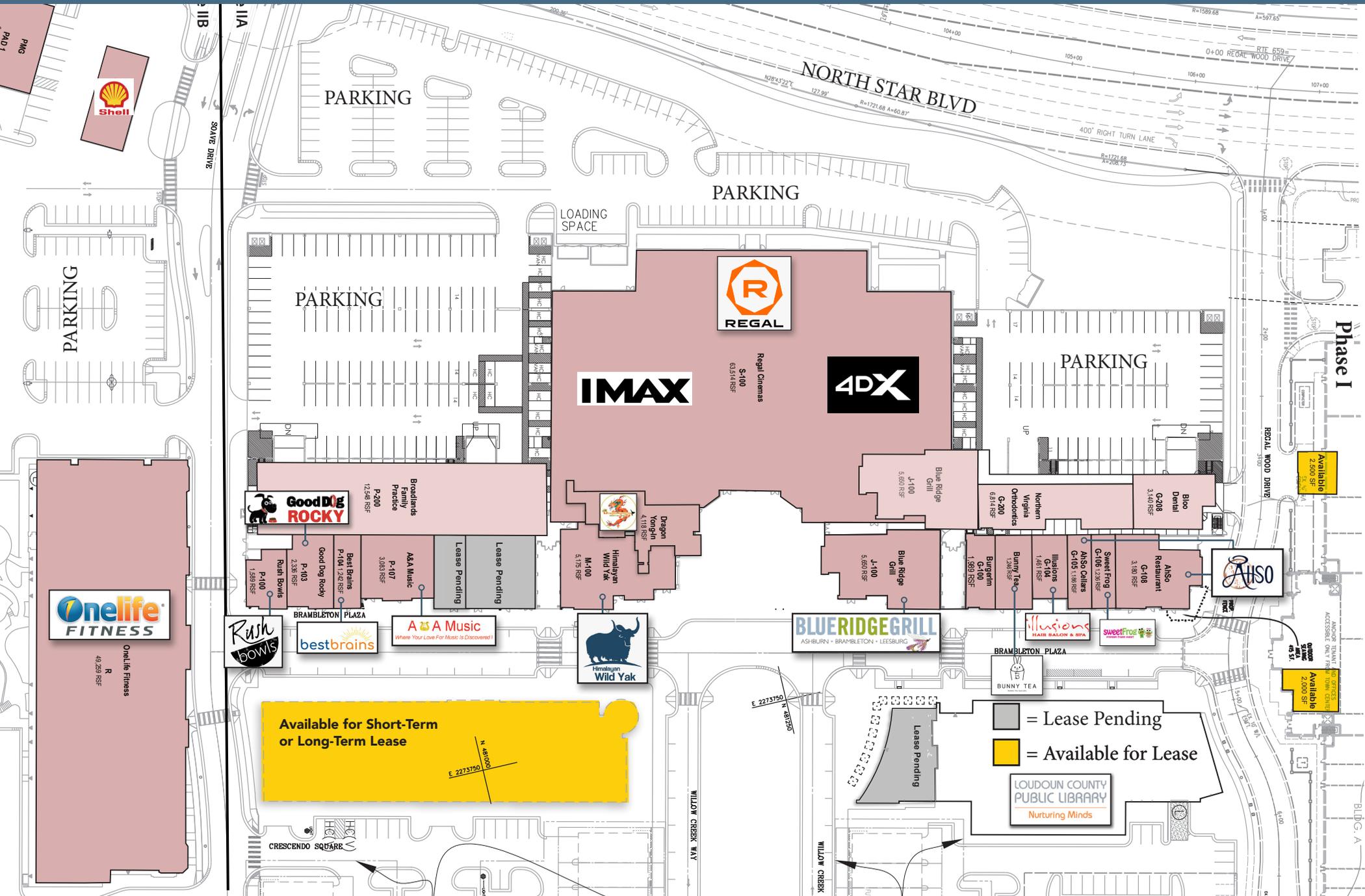
Giant GOLD'S GYM

SOUTH RIDING MARKET SQUARE









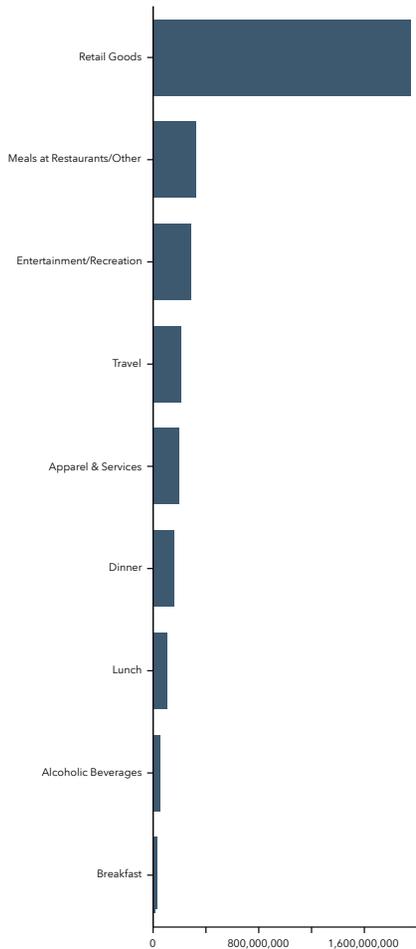




TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

2019 Spending Habits

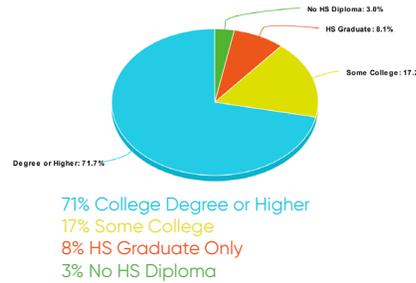


Brambleton Statistics

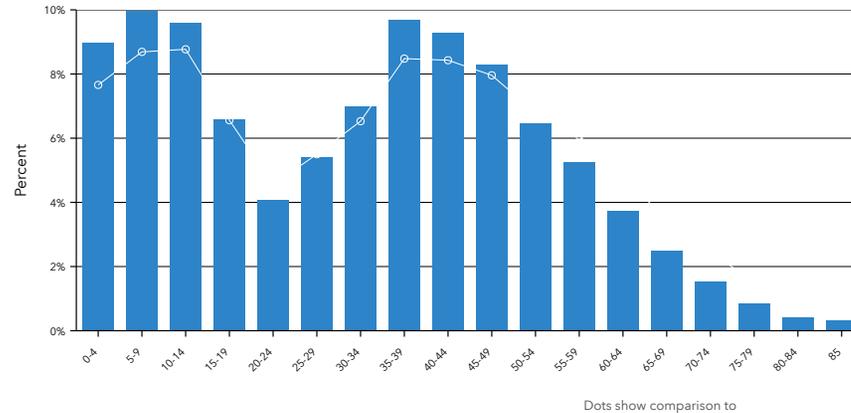
HOUSING STATS



EDUCATION



Age Profile



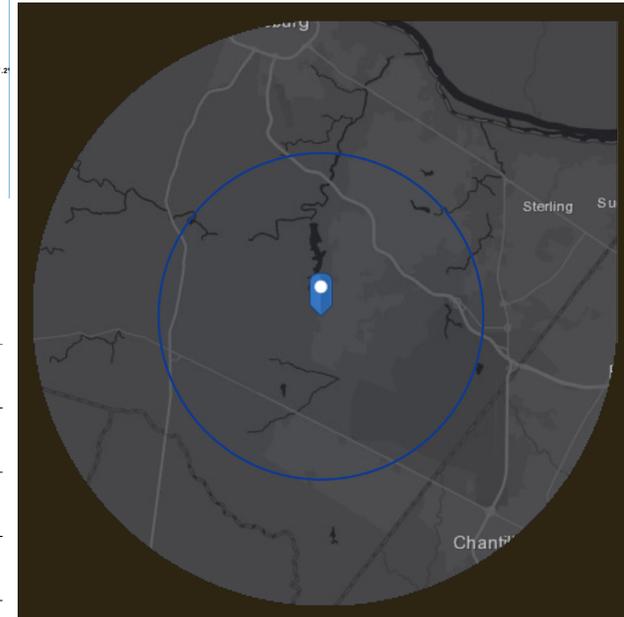
Households By Income

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

