

BRAMBLETON TOWN CENTER

LOUDOUN COUNTY - BRAMBLETON, VA

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

JUST SIGNED

 CHIPOTLE

 Brambleton
TOWN CENTER



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



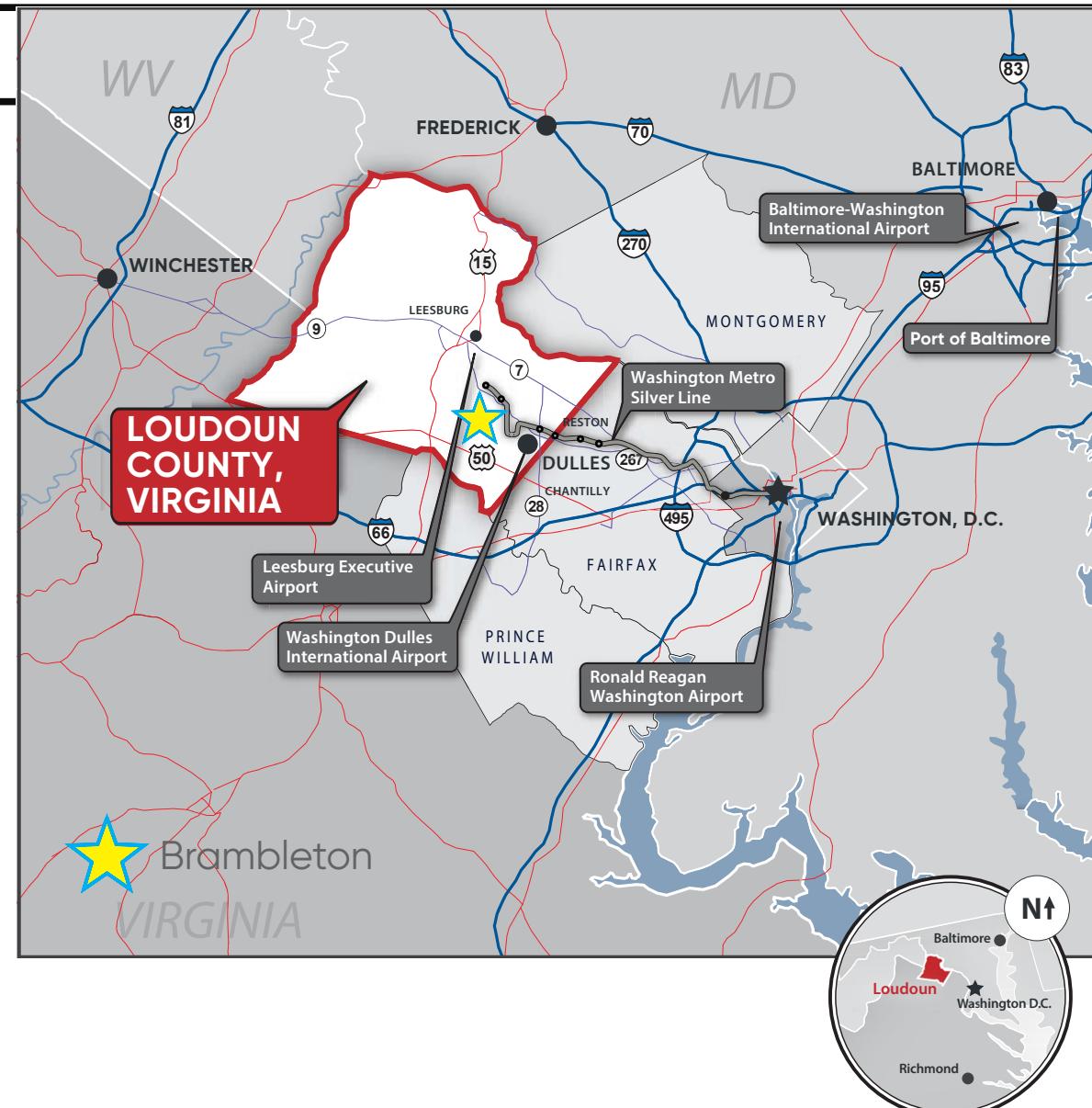
BUSINESS SUCCESS

- 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 Town Center

Brambleton, Virginia



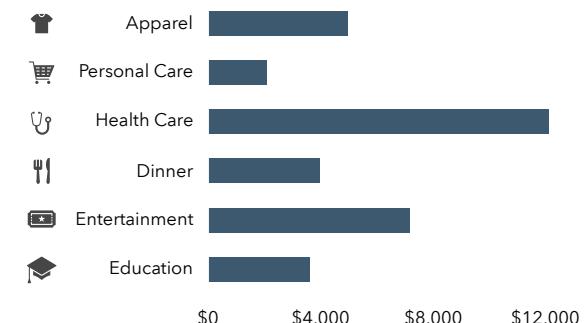
.....BRAMBLETON.....

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

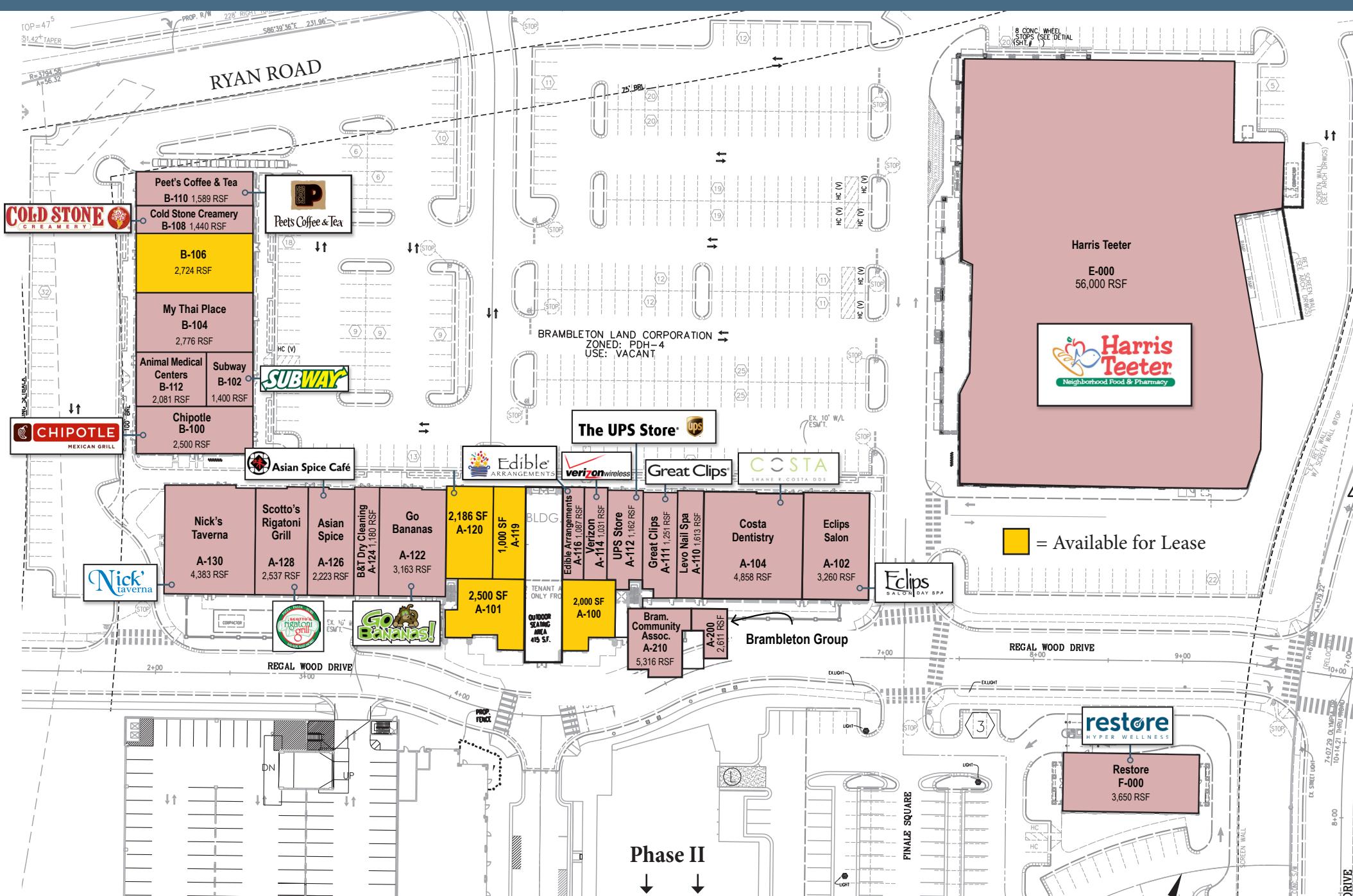
Brambleton Town Center

Brambleton, Virginia



Brambleton Town Center Brambleton, Virginia

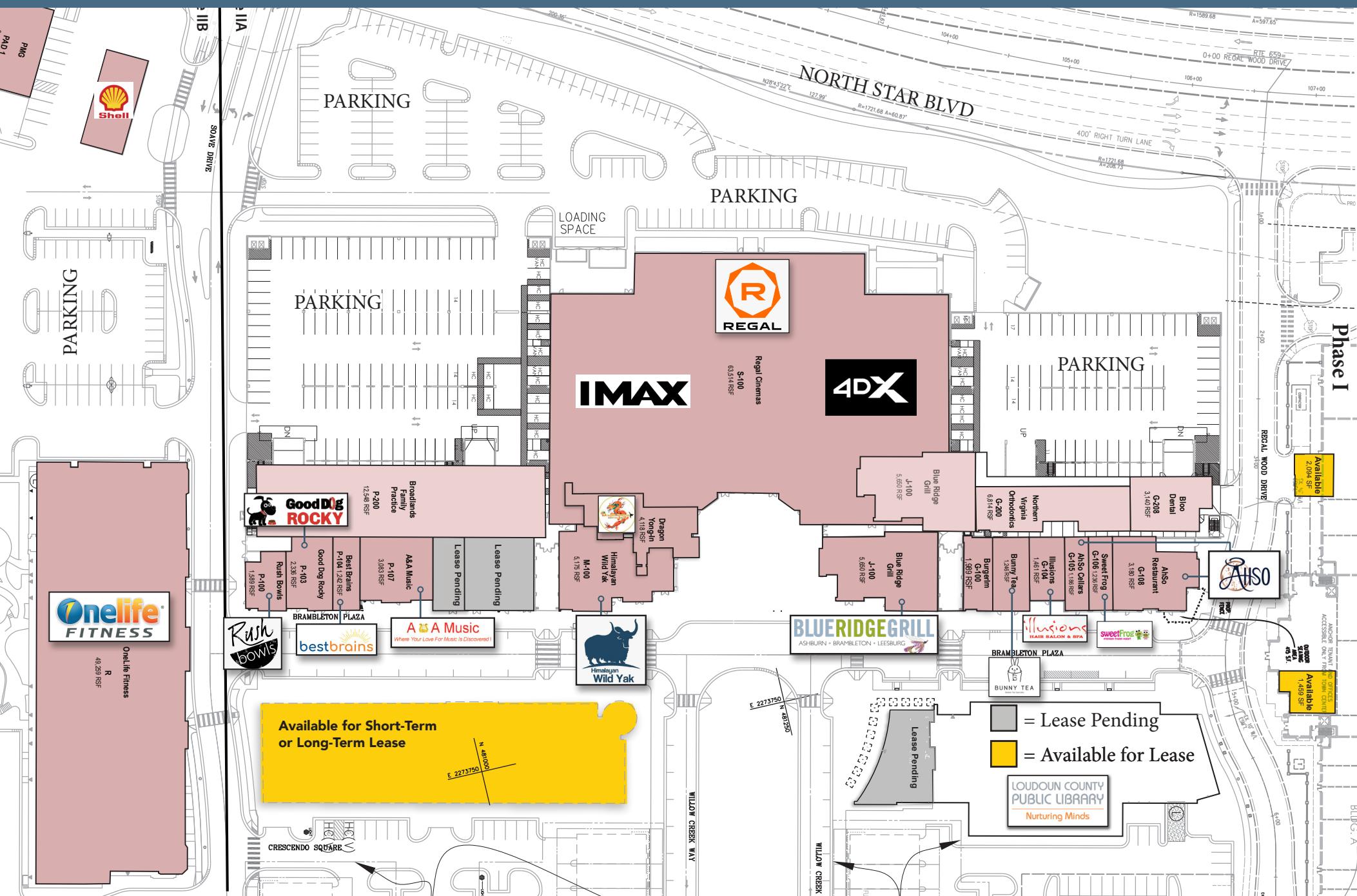




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Brambleton, Virginia

PHASE II

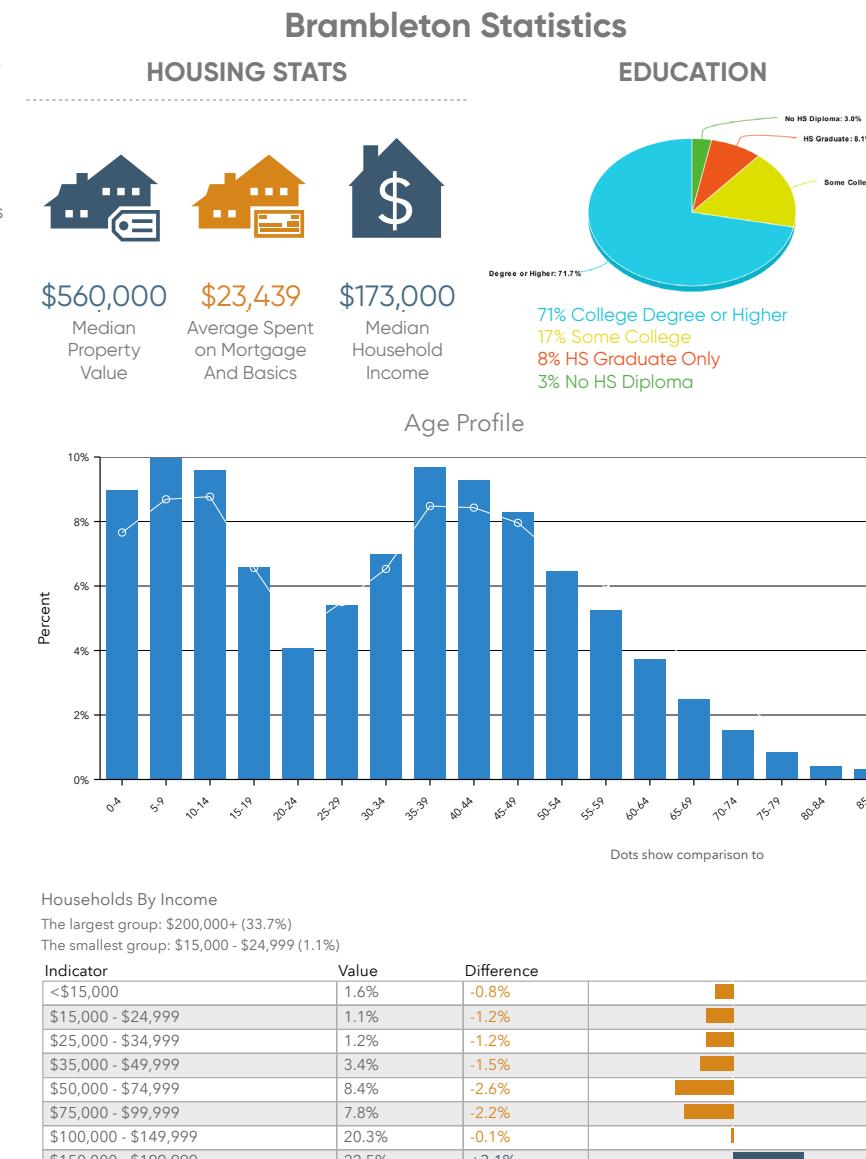
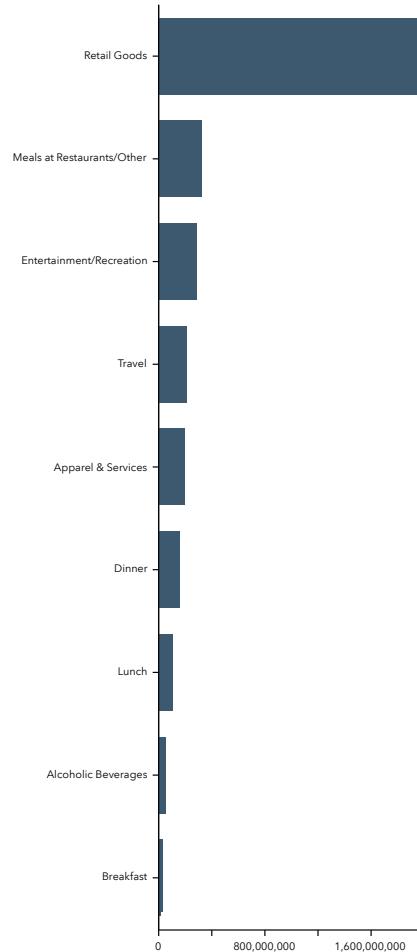




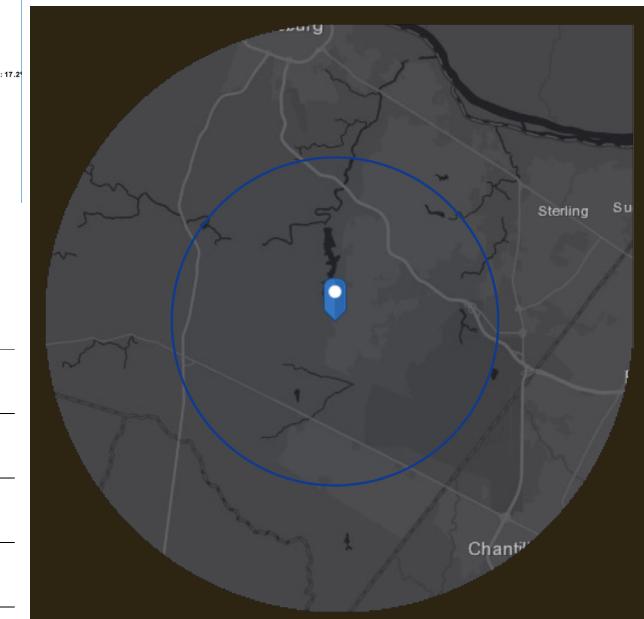
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

2019 Spending Habits



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