

BRAM  
QUARTER

23710 SCHOOLER PLAZA  
ASHBURN, VA





VIEW FROM SURFACE PARKING LOT

5,273 SF Full Service Restaurant Corner With Patio

2,940 SF Retail Space Available

2,960 SF Retail Space Available



PARIS BAGUETTE

Now Open  
Broken Egg Cafe

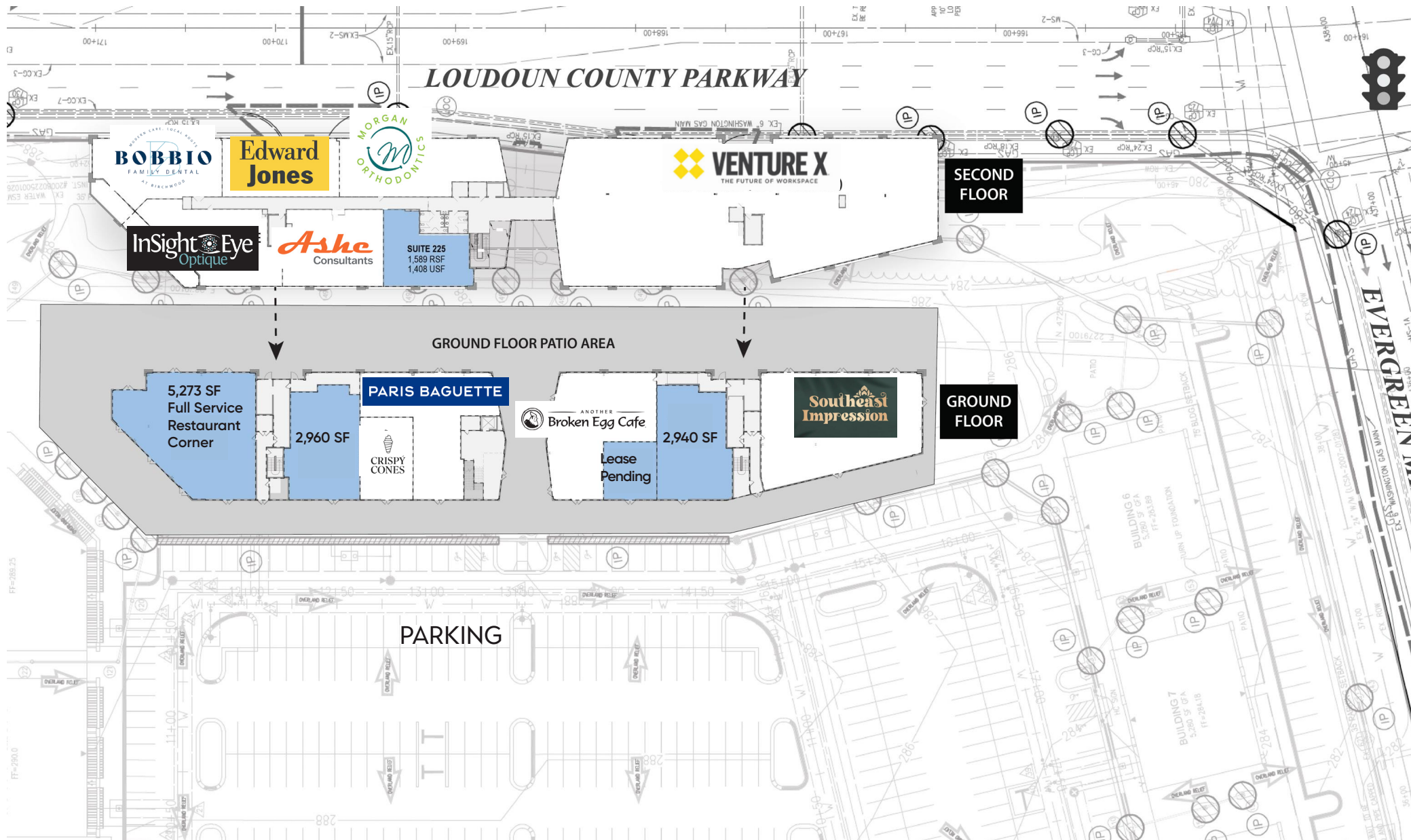


Lease Pending

Southeast  
Impression



 = Available



## WHY LOUDOUN COUNTY, VIRGINIA?



### ECONOMIC FACTORS.....

- Top U.S. Median Household Income
- Top Business Growth in Virginia
- Top Purchasing Power in Virginia



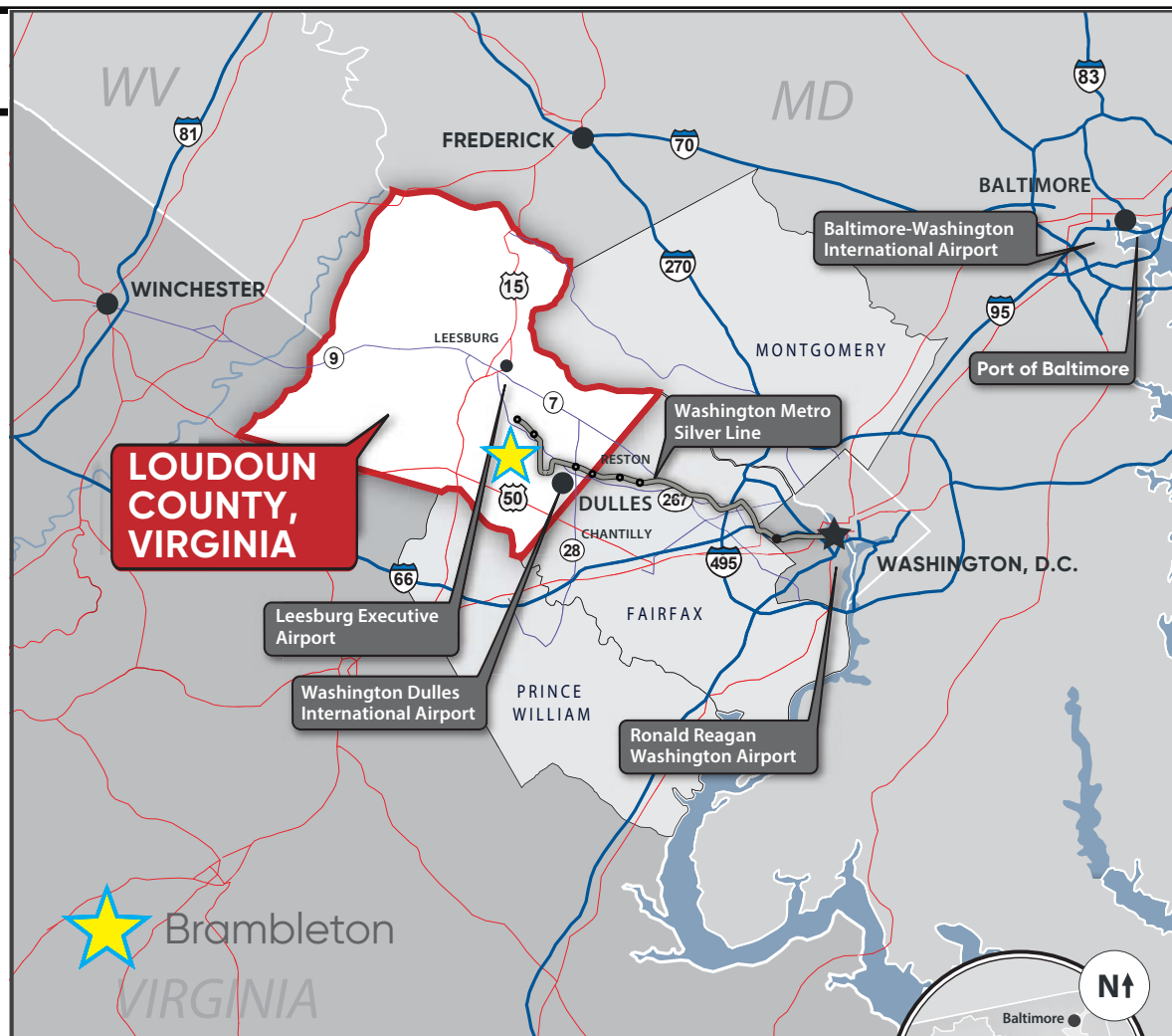
### BUSINESS SUCCESS.....

- 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

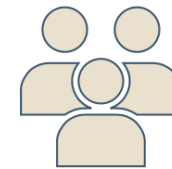
3 Mile Radius Demographics

### 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



# Bram Quarter - Loudoun County, VA

MILLER WALKER  
RETAIL REAL ESTATE

**M metro**

**Phase 2 Metro Stations Are Now Open**

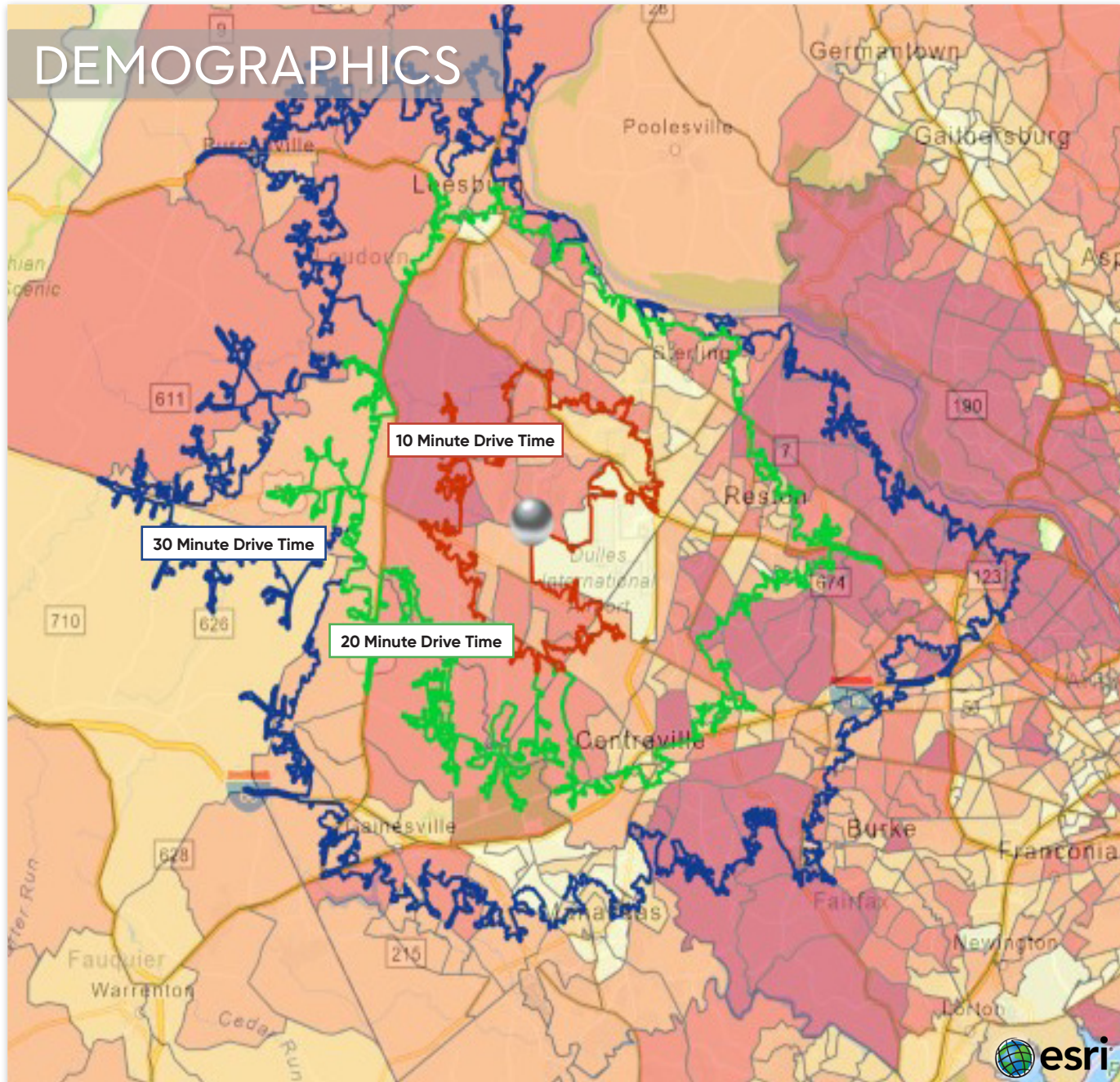
- 135 Airline Gates
- 22.8M Annual Passengers (2017)
- 79 Nonstop US Destinations
- 47 Nonstop International Destinations

**DULLES INTERNATIONAL**





## 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   |

| 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        |