

RAPPAPORT LAKEVIEW AT UNIVERSITY CENTER

Ashburn, Virginia

A Variety of Restaurant and Retail Pad Sites Available



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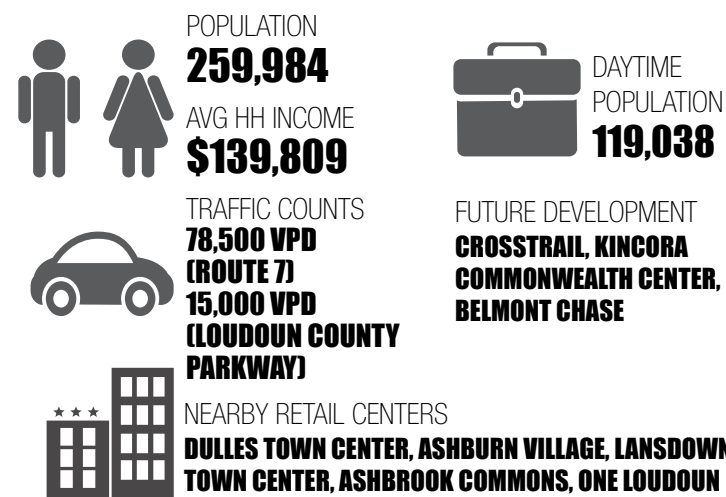
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LAKEVIEW AT UNIVERSITY CENTER

STATISTICAL SNAPSHOT 10 MINUTE DRIVETIME, 2014 DEMOS



LAKEVIEW AT UNIVERSITY CENTER FACTS AT-A-GLANCE

- Highly visible pad opportunities from Loudoun County Parkway and Route 7
- Located in wealthy, densely populated Loudoun County
- Located adjacent to George Washington University Science and Technology Campus, existing 130 key Spring Hill Suites, and over 200,000 s.f. of Class A office (with more coming)
- Conveniently located near One Loudoun, Commonwealth Center, and future Kincora developments

DRIVETIME DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2014)	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	58,010	259,984	418,353
AVG HH INCOME	\$136,975	\$139,809	\$148,835
EMPLOYEES	28,303	119,038	233,276

SITE FACTS:
SPACE: Variety of Restaurant and Retail Space & Pad Sites
TRAFFIC COUNTS: 69,300 VPD (Route 7/Harry Byrd Highway)
 15,000 VPD (Loudoun County PKWY)

CONTACT INFO:

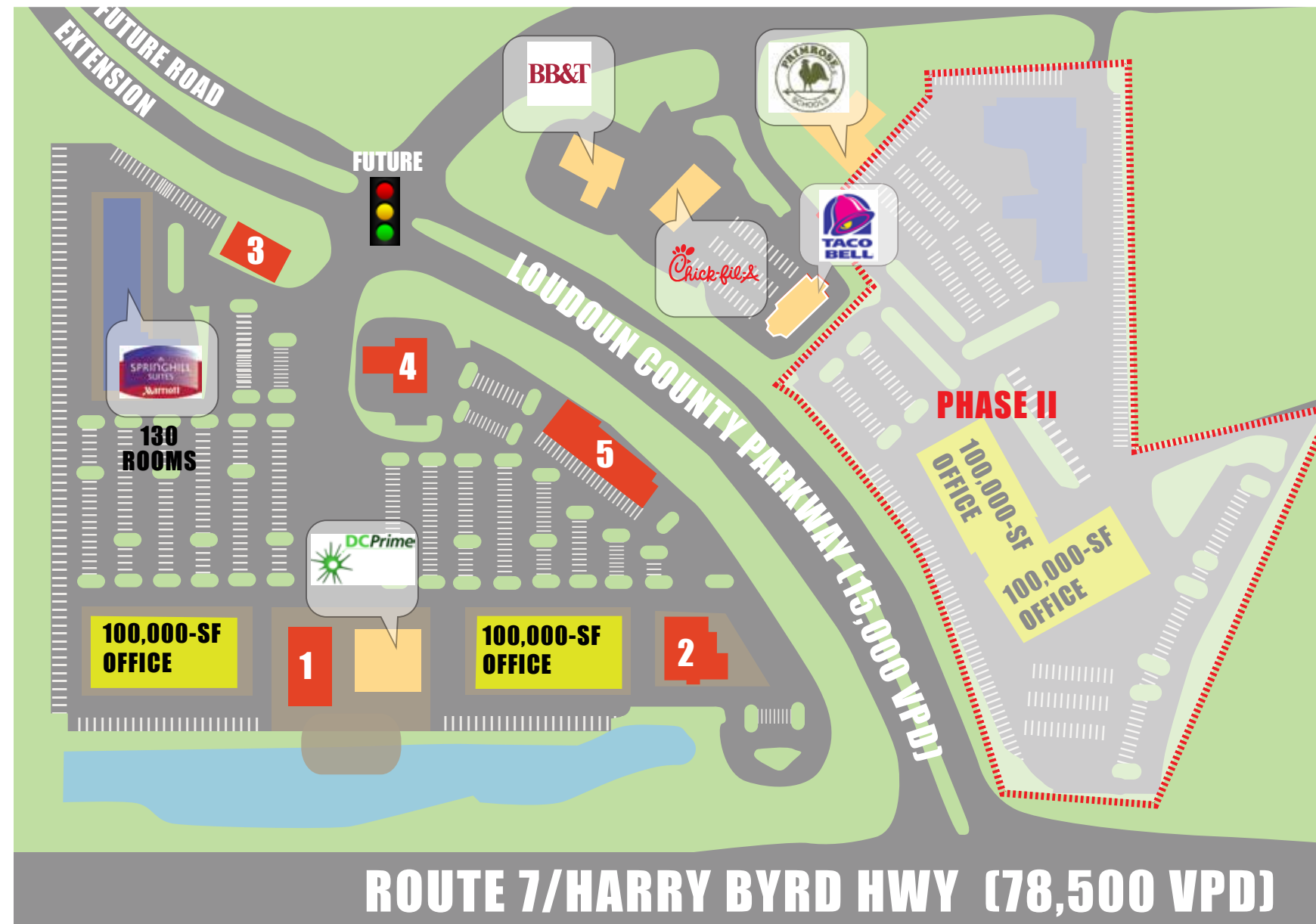
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● AVAILABLE



DEVELOPED/ UNDER DEVELOPMENT

- OFFICE
- HOTEL
- SOLD

AVAILABLE PAD SITES

- 1. Up to 9,500 SF
- 2. Up to 9,500 SF
- 3. Up to 6,000 SF
- 4. Up to 3,000 SF
- 5. Up to 10,000 SF