

Van Metre

BROADLANDS PROFESSIONAL CENTER

ASHBURN, VA

RENTAL SPACE AVAILABLE

ADDRESS:

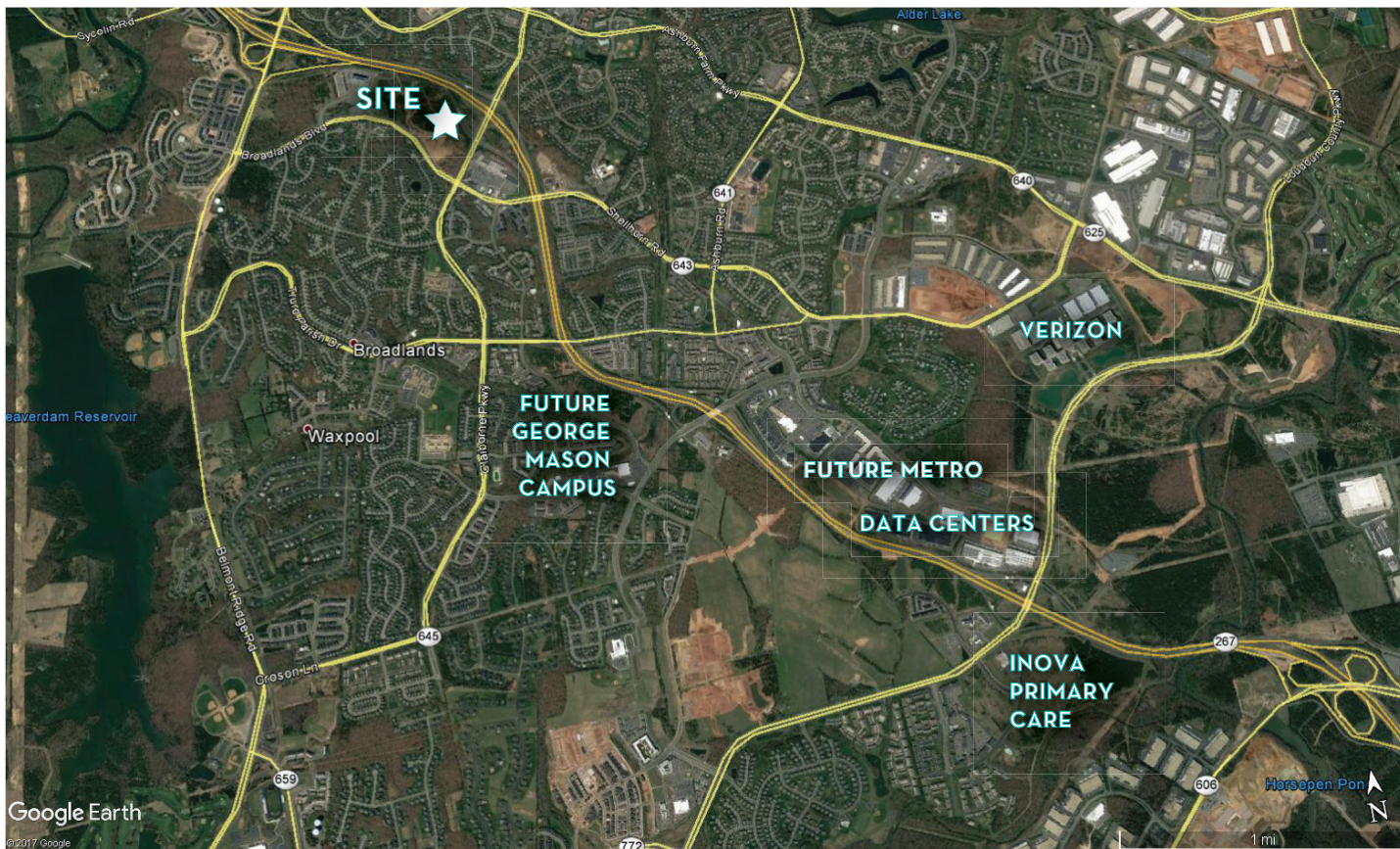
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PROPERTY HIGHLIGHTS

Unique Location: 60 acres, zoned PD-OP, conveniently located at the Claiborne Parkway exit of the Dulles Greenway, adjacent to the 22,000 square foot Clyde's Willow Creek Farm restaurant. Property includes walking trails, wetlands, barns and a future amphitheater.

Key Access & Visibility: Signalized intersection with right-in access off of Claiborne Parkway and full access off of Broadlands Boulevard, with monument signage opportunity.

Excellent Co-Tenancy: Existing Lidl grocery store, Royal Farms gas station, Van Metre Homes' offices and design center, and future self-storage, church, professional offices and retail pad.

	1 mile	3 miles	5 miles
Population			
2015 Population	13,084	80,171	139,915
2020 Population	14,200	95,069	167,848
2015-2020 Annual Rate	1.65%	3.47%	3.71%
2015 Daytime Population	3,393	15,630	60,826
Households			
2015 Total Households	4,275	26,666	46,952
2020 Total Households	4,643	31,578	56,193
2015-2020 Annual Rate	1.67%	3.44%	3.66%
2015 Median Household Income	\$151,780	\$147,947	\$142,906

RENTAL SPACE AVAILABLE

Retail/restaurant pad site for lease.

Professional offices for lease on Broadlands Boulevard up to 20,000 square feet (Office B).

(36,000 2015 ADT)

Dulles Greenway Ramp

Van Metre Drive



Claiborne Parkway

BROADLANDS VILLAGE CENTER

(14,630 2015 ADT)

ROYAL FARMS

CANOPY

PAD



Coopers Hawk Drive

OFFICE A

OFFICE B

OFFICE C

(8,410 2015 ADT)

Broadlands Blvd.

Great Egret Drive

White Pelican Drive

OFFICE F

OFFICE E

OFFICE D

CLYDE'S WILLOW CREEK FARM

BROADLANDS

Van Metre