

LAKEVIEW AT UNIVERSITY CENTER

ASHBURN, VA

RAPPAPORT



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Lakeview at University Center has highly visible pad opportunities from Loudoun County Parkway and Route 7. Located in wealthy, densely populated Loudoun County and 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 space (with more coming). Conveniently located near One Loudoun, Commonwealth Center, and future Kincora developments.

DEMOGRAPHICS 2024

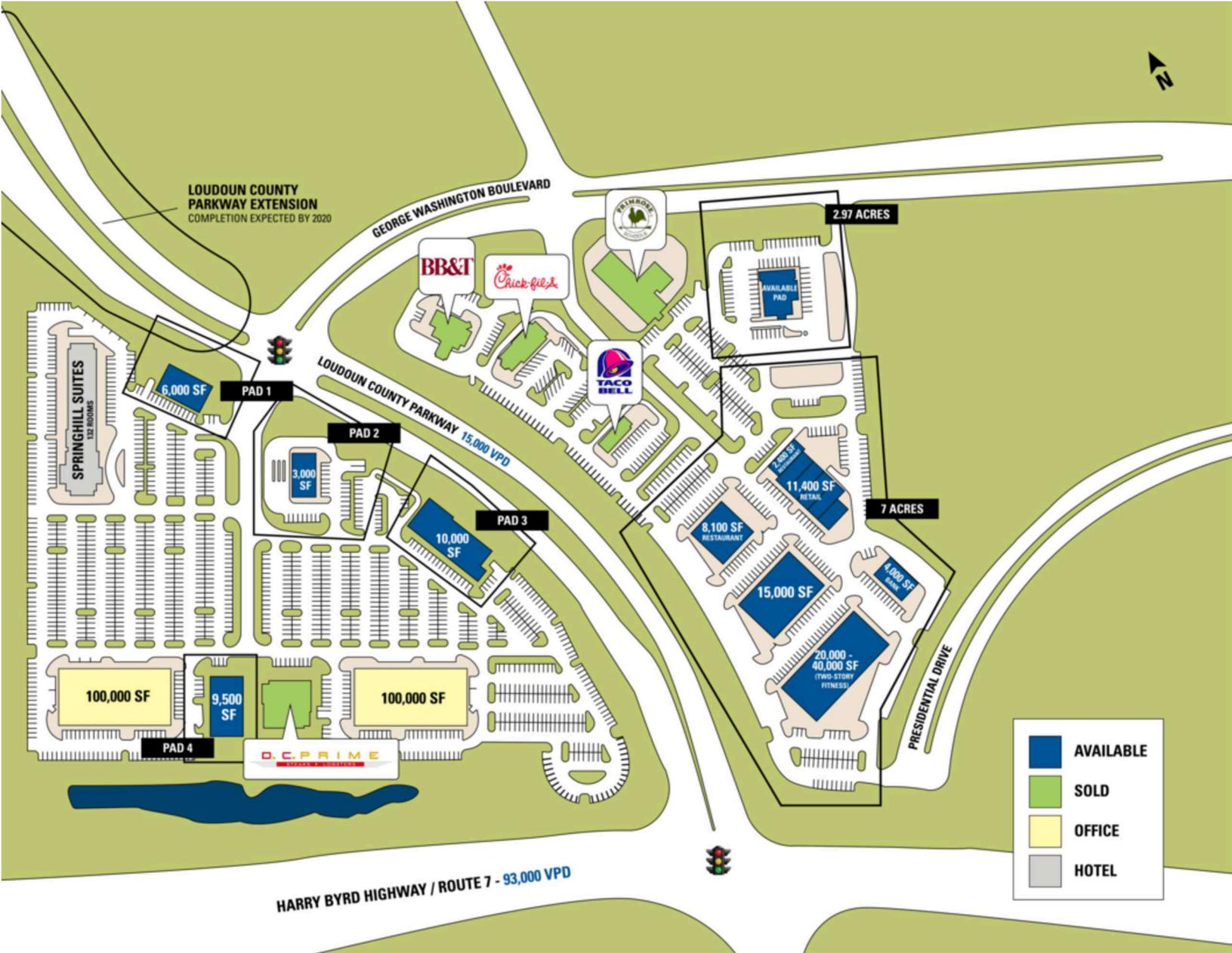
	1 MILE	3 MILES	5 MILES
 POPULATION	8,136	69,331	174,757
 DAYTIME POPULATION	6,120	30,432	76,907
 HOUSEHOLD INCOME	\$114,183	\$156,767	\$161,721
 TRAFFIC COUNTS	93,000 on Harry Byrd Highway/Route 7		

AREA RETAILERS



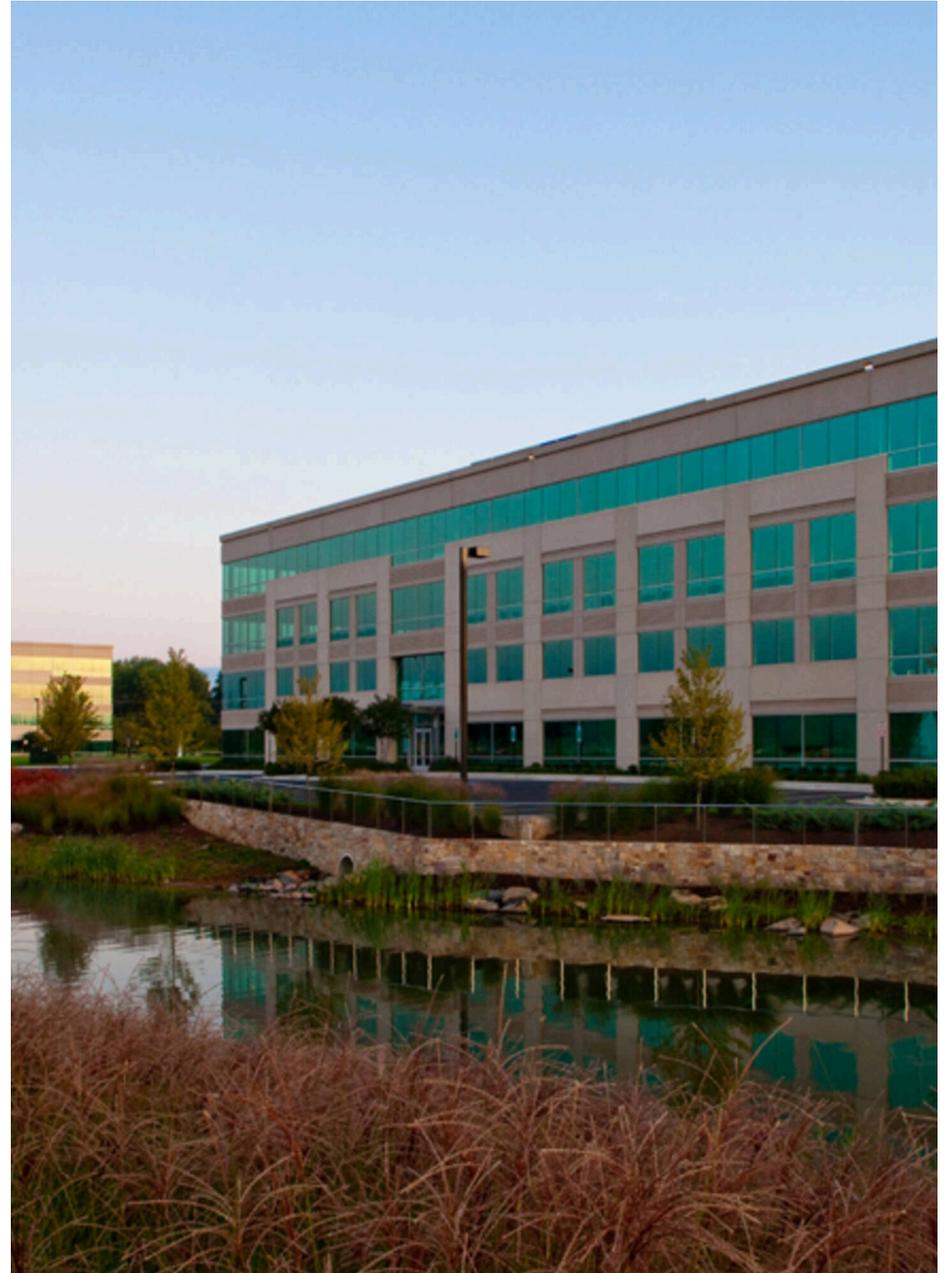
SITE PLAN

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LAKEVIEW AT UNIVERSITY CENTER | 20135 LAKEVIEW CENTER PLACE, ASHBURN, VA

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