

# LAKEVIEW AT UNIVERSITY CENTER

ASHBURN, VA



RAPPAPORT







CoStar

## LAKEVIEW AT UNIVERSITY CENTER

### ASHBURN, VA

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

### AREA RETAILERS



TRUIST 





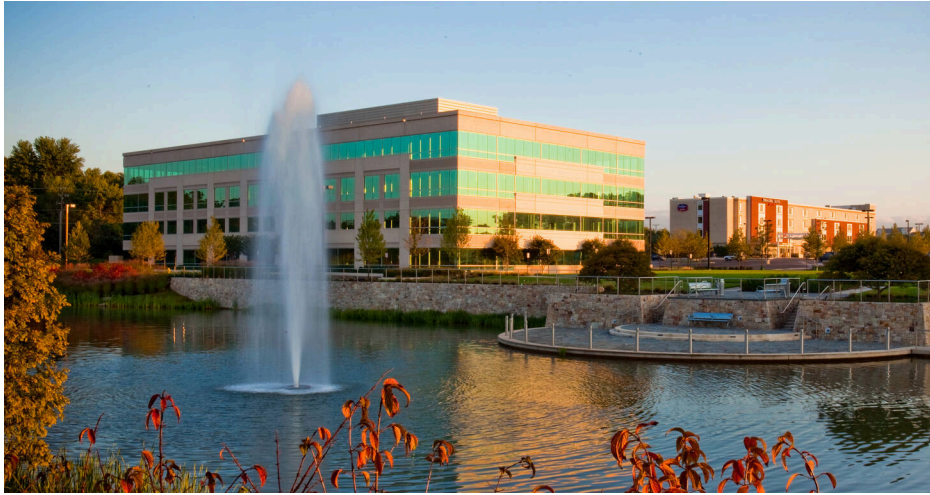
# SITE PLAN

LAKEVIEW AT UNIVERSITY CENTER | ASHBURN, VA



# LAKEVIEW AT UNIVERSITY CENTER

ASHBURN, VA



# RAPPAPORT

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

**Patrick O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**[rappaportco.com](http://rappaportco.com)**