



LAKEVIEW AT UNIVERSITY CENTER

Ashburn, VA



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.



2025 Demographics

	1 mi.	3 mi.	5 mi.
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



TRUIST 



Site Plan

● Space Available



The Property



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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

Patrick O'Meara | pomeara@rappaportco.com | 571.382.1218