

FOR LEASE Available Immediately

AVAILABLE
1,600 SF

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1,188 SF



Belmont Greene

Belmont Ridge Road & Portsmouth Boulevard, Ashburn, VA 20147

Overview

- Located in one of the wealthiest and fastest growing areas in the nation
- Well established neighborhood center with high incomes and density in the primary trade area
- Located between major arteries, Route 267 and Route 7, with strong barriers to entry
- Small shop opportunities and pads ready for immediate delivery

Quick Facts

Availability	Immediately
Size	1,188 - 14,346 square feet; Pad sites
Rental Rate	Call for additional information
Net Charges	Shop Space - \$5.46 per square foot, NNN (estimated)

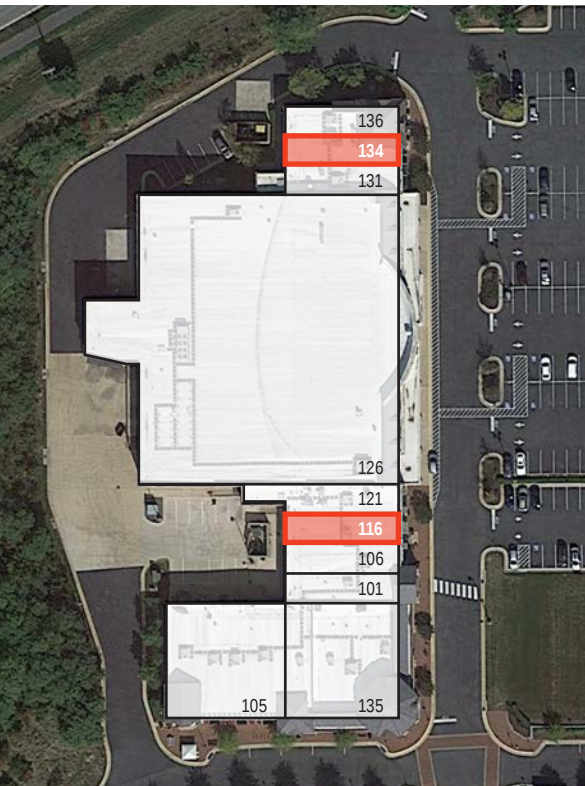
2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,090	86,120	178,222
 HOUSEHOLDS	3,150	29,057	61,463
 AVG. HH INCOME	\$182,815	\$187,727	\$177,554
 DAYTIME POPULATION	9,470	82,150	166,480
 TRAFFIC COUNT	13,000 AADT (Belmont Ridge Road)		

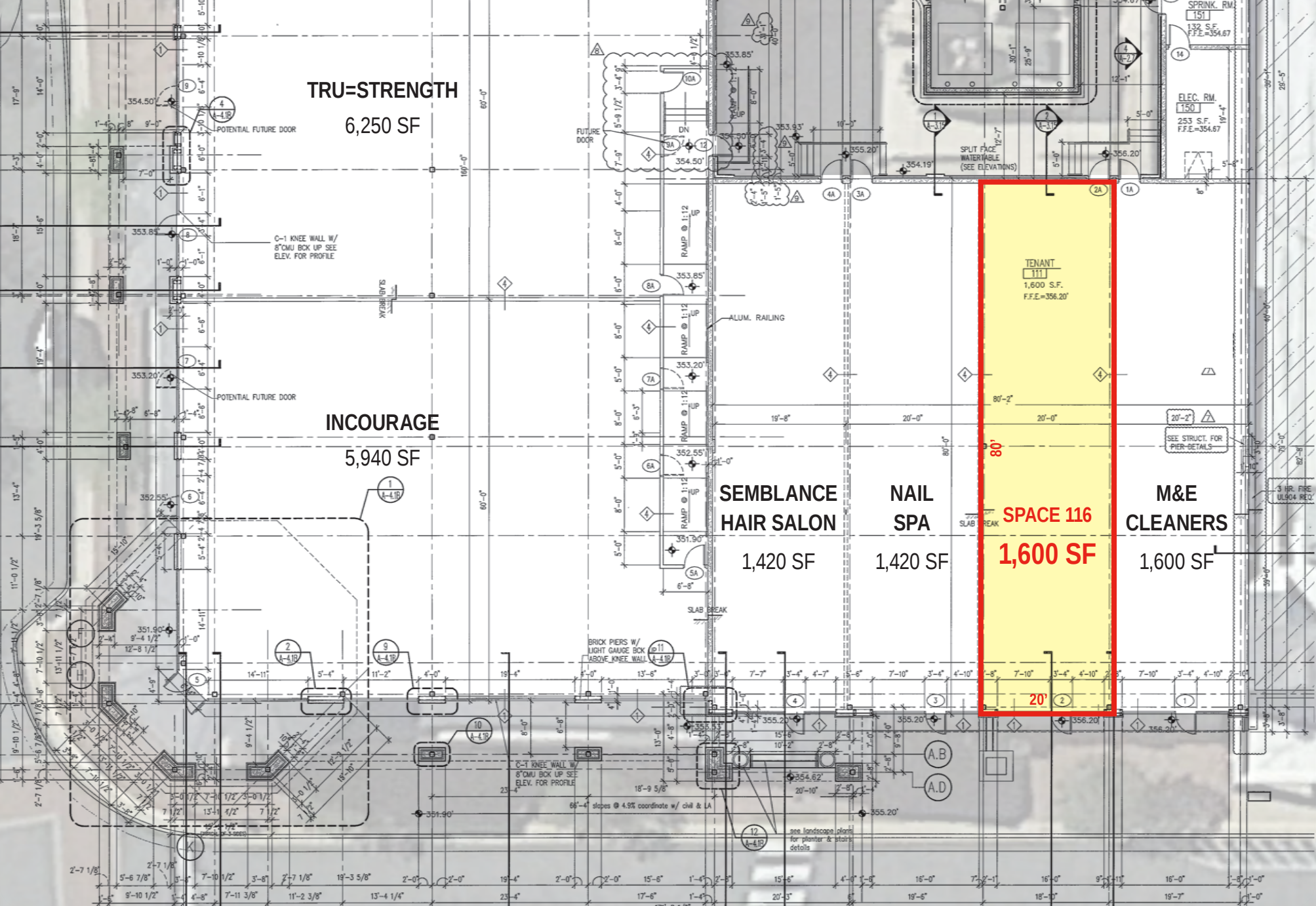


Center Photos

TENANT LIST

Space	Tenant	Size (SF)
101	Semblance Hair Salon	1,240
106	Nail Spa	1,420
116	Available	1,600
121	M&E Cleaners	1,600
126	Replay Baseball	38,003
131	Hunan Village	1,250
134	Available	1,188
136	Ledo Pizza	2,400
105	TRU=Strength	6,250
135	InCourage	5,940
Total		60,891
	Former Pharmacy	14,346
	Empire Fitness	4,025
	Pad Site (Under Contract)	1.43 Acres





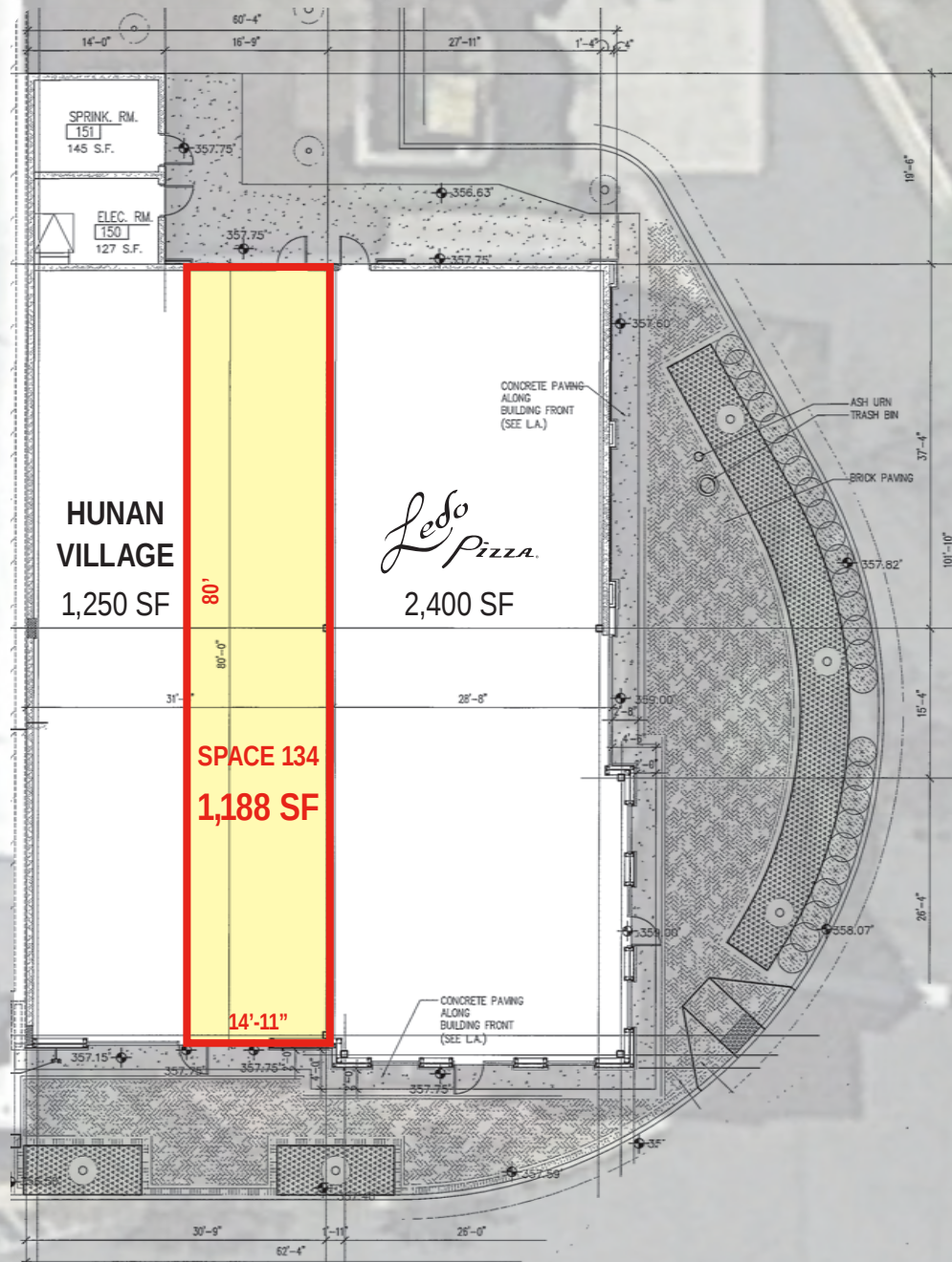
Floor Plan - Space 116

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**REPLAY
BASEBALL**



38,003 SF







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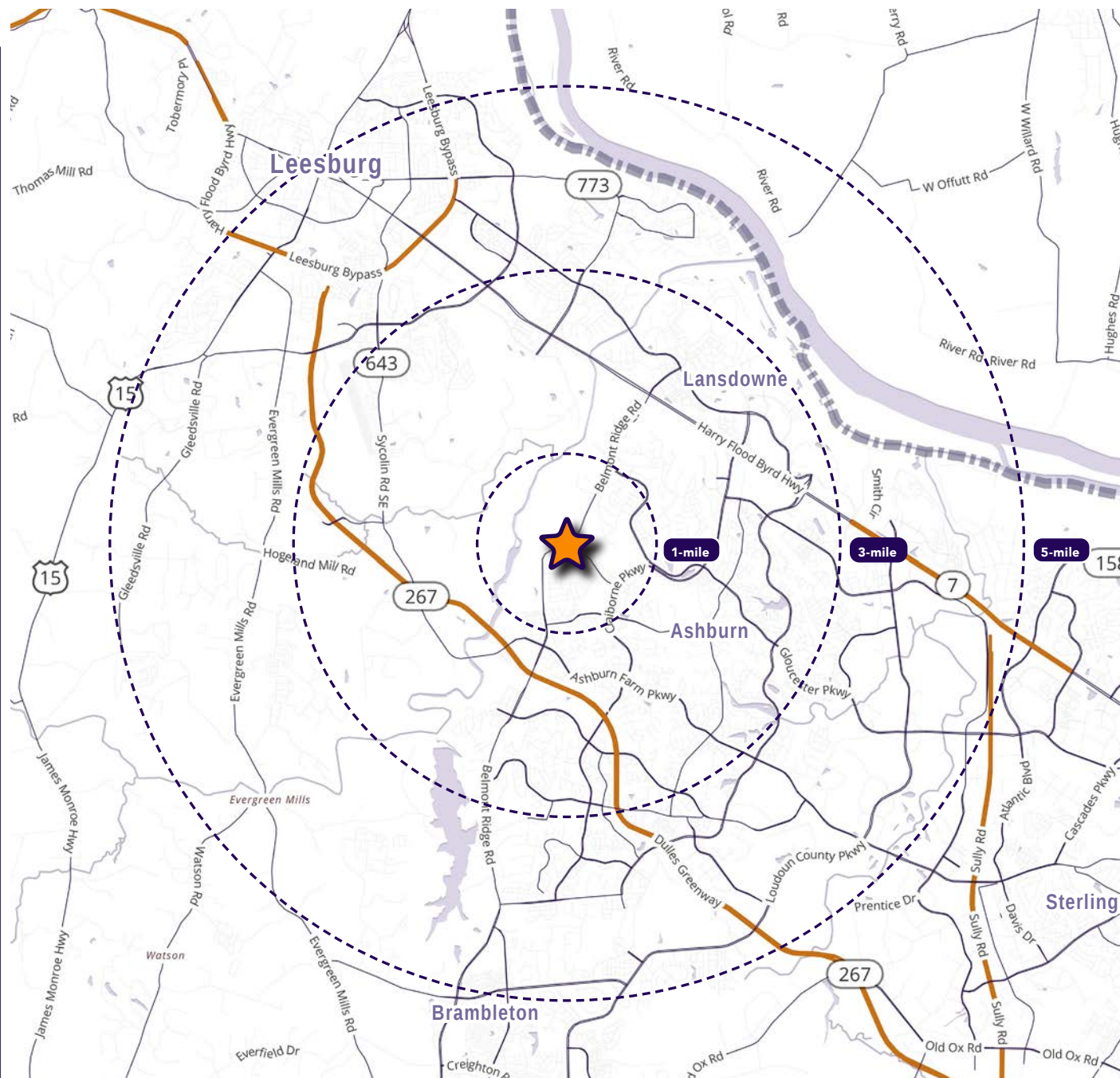
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