

**FOR LEASE** Available Immediately



# 43780 Parkhurst Plaza






Ashburn, VA 20147

## Overview

- Former Wells Fargo bank branch with existing drive thru lanes
- Grocery anchored shopping center with a strong mix of national retailers
- Ability to replace drive thru lane(s) with additional parking or outdoor patio space

## Quick Facts

Availability	Immediate
Size	2,228 square feet (parcel size of 0.67 acres)
Parking	18 spaces (1 handicap)
Rental Rate	Negotiable
Net Charges	TBD

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>17,020</b>	<b>93,383</b>	<b>184,933</b>
 HOUSEHOLDS	<b>5,430</b>	<b>32,499</b>	<b>63,138</b>
 AVG. HH INCOME	<b>\$183,306</b>	<b>\$173,373</b>	<b>\$168,856</b>
 DAYTIME POPULATION	<b>19,060</b>	<b>96,110</b>	<b>222,743</b>
 TRAFFIC COUNT	<b>17,000 AADT</b> (Ashburn Farm Pkwy)	<b>5,000 AADT</b> (Ashburn Rd)	



641

ASHBURN ROAD

5,700 AADT

17,000 AADT

**virginia tire & auto**  
 6,234 SF

**PATEL BROTHERS**  
 27,350 SF

**THE SHOP GYM**  
 VA MECCA  
 32,402 SF

**DEJA VU NAILS**  
 1,200 SF

**Pizza Hut**  
 1,440 SF

**BARBERSHOP**  
 1,200 SF

**LUX DENTAL**  
 2,400 SF

**delhi-6**  
 3,975 SF

**BUFFALO WING FACTORY**  
 5,600 SF

HONG KONG REST.  
1,484 SF

ASAP CLEANERS  
1,200 SF

**Advance**  
Auto Parts  
7,134 SF

**AVAILABLE**  
2,228 SF

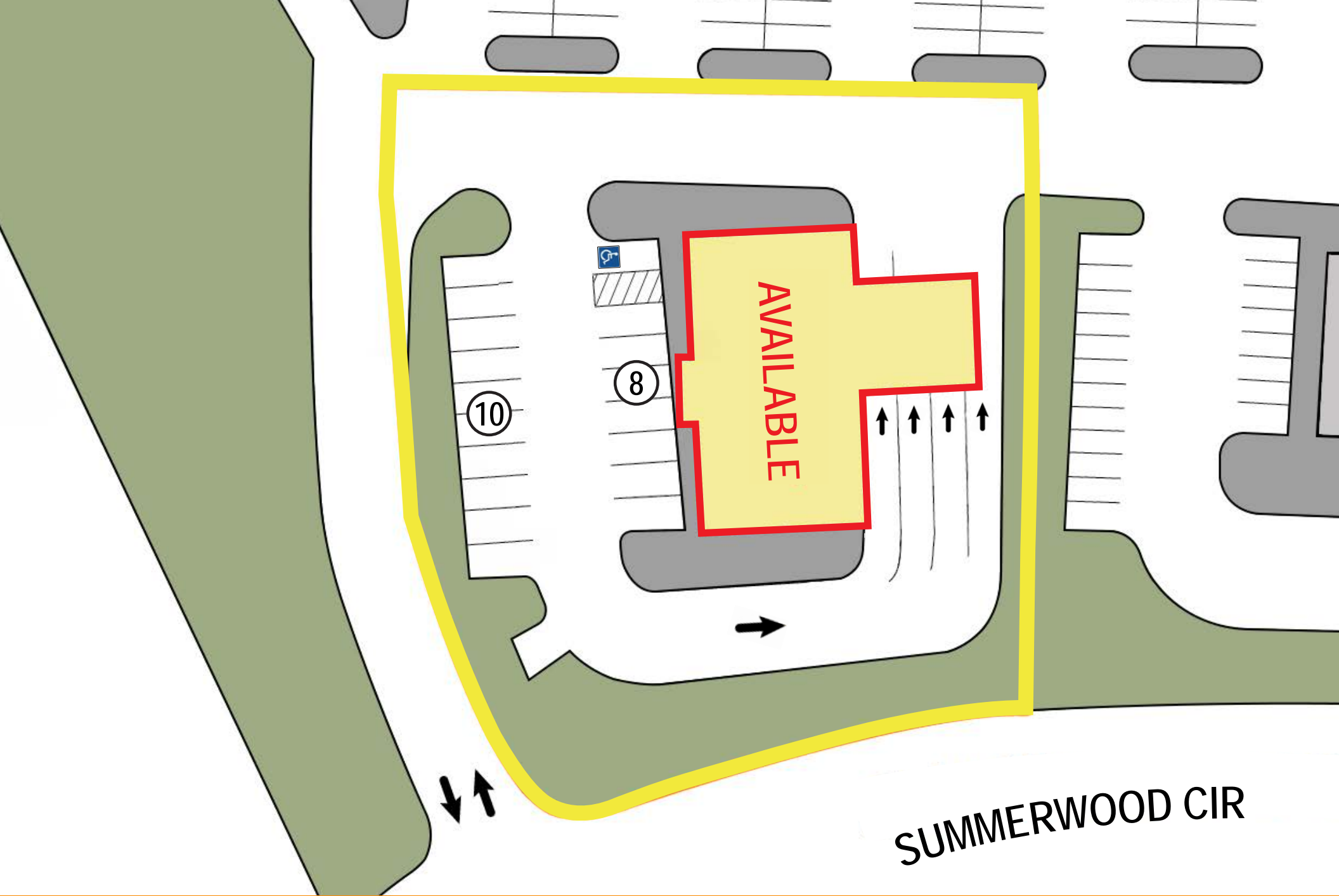
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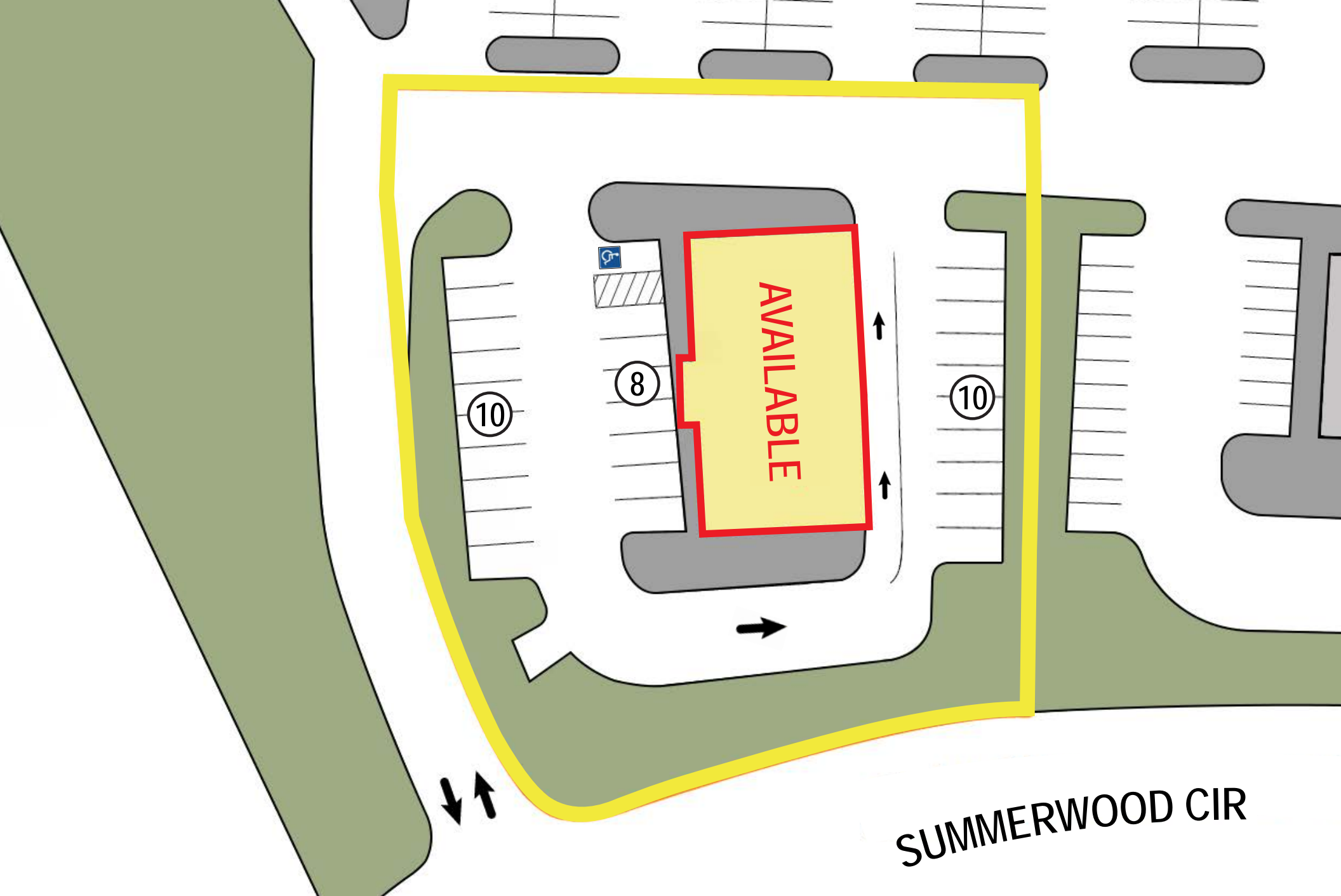
**CHASE**  
ATM

625

ASHBURN FARM PWKY

SUMMERWOOD CIR







ASHBURN FARM VILLAGE CENTER

5,700 AADT

17,000 AADT


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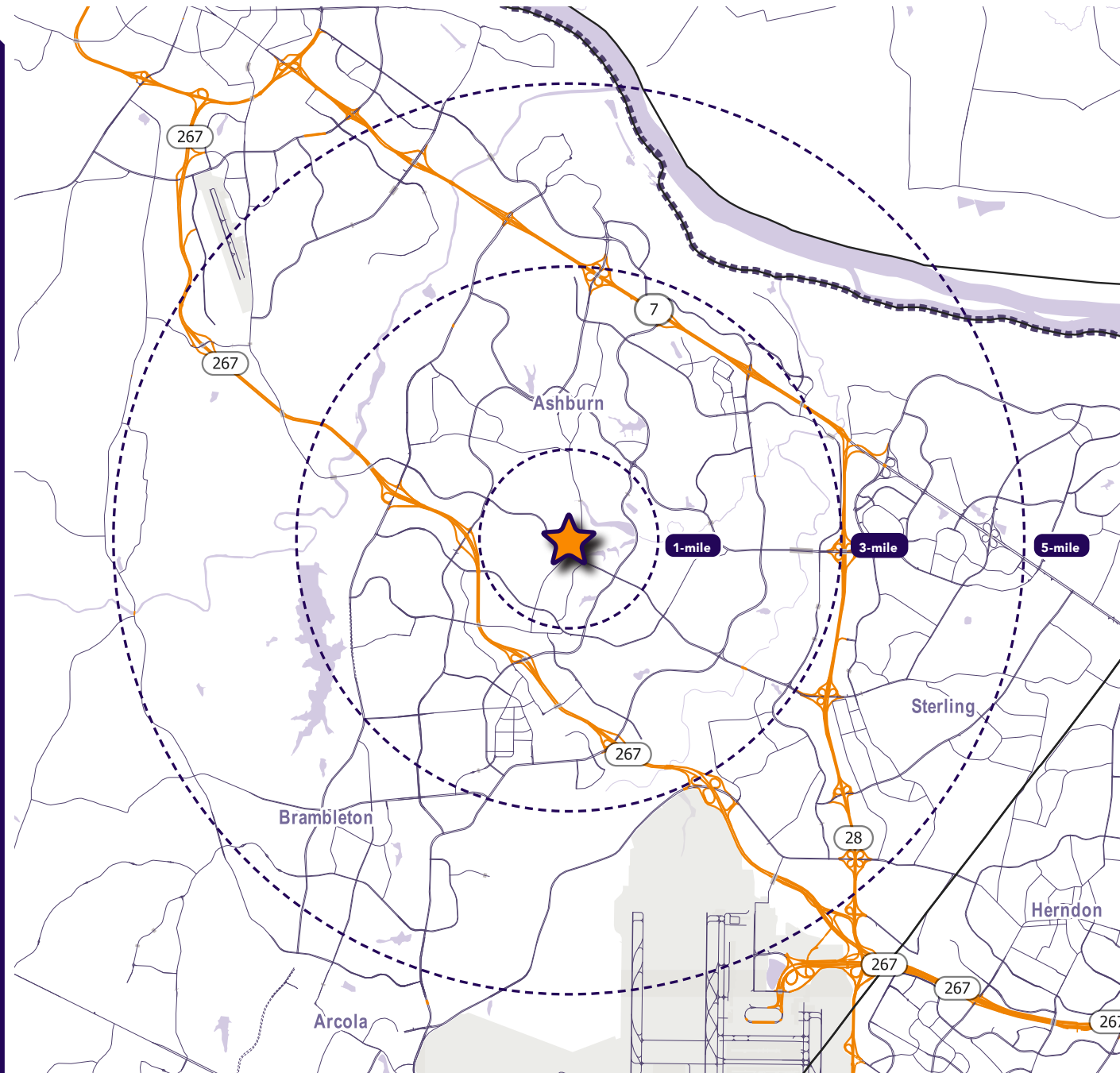
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