



Harry Byrd Highway Rt.7
93K VPD

Property Highlights:

- 2nd Gen Athletic / Entertainment Space with Restaurant Area
- Impressively High Building Height of 35' which clears 30' inside
- Column Spacing of 40 feet of Storefront by 60 feet of depth
- Building is 120 ft Wide

Space Details:

Address: 20051 Riverside Commons Plaza, Ashburn, VA

Available SF: 21,600 SF

Base Rate (NNN): \$26.00

NNN Expenses: \$4.18

Parking: 5.55/1,000 SF, 366 spaces

Zoning: PDIP, with Special Exception Approved for Restaurants and Breweries

Traffic Counts: 93,000 (Rt. 7)

21,600 SF Available. Rt 7 Visibility. Tons of Parking.

Statistical Snapshot:

(Within 10 minute drive radius)



AVERAGE
HOUSEHOLD SIZE
2.82



AVERAGE
HOUSEHOLD INCOME
\$146,568



TOTAL
POPULATION
103,166

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TCN
WORLDWIDE
REAL ESTATE SERVICES



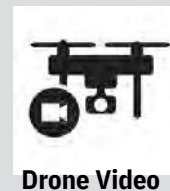


Site Plan Details:

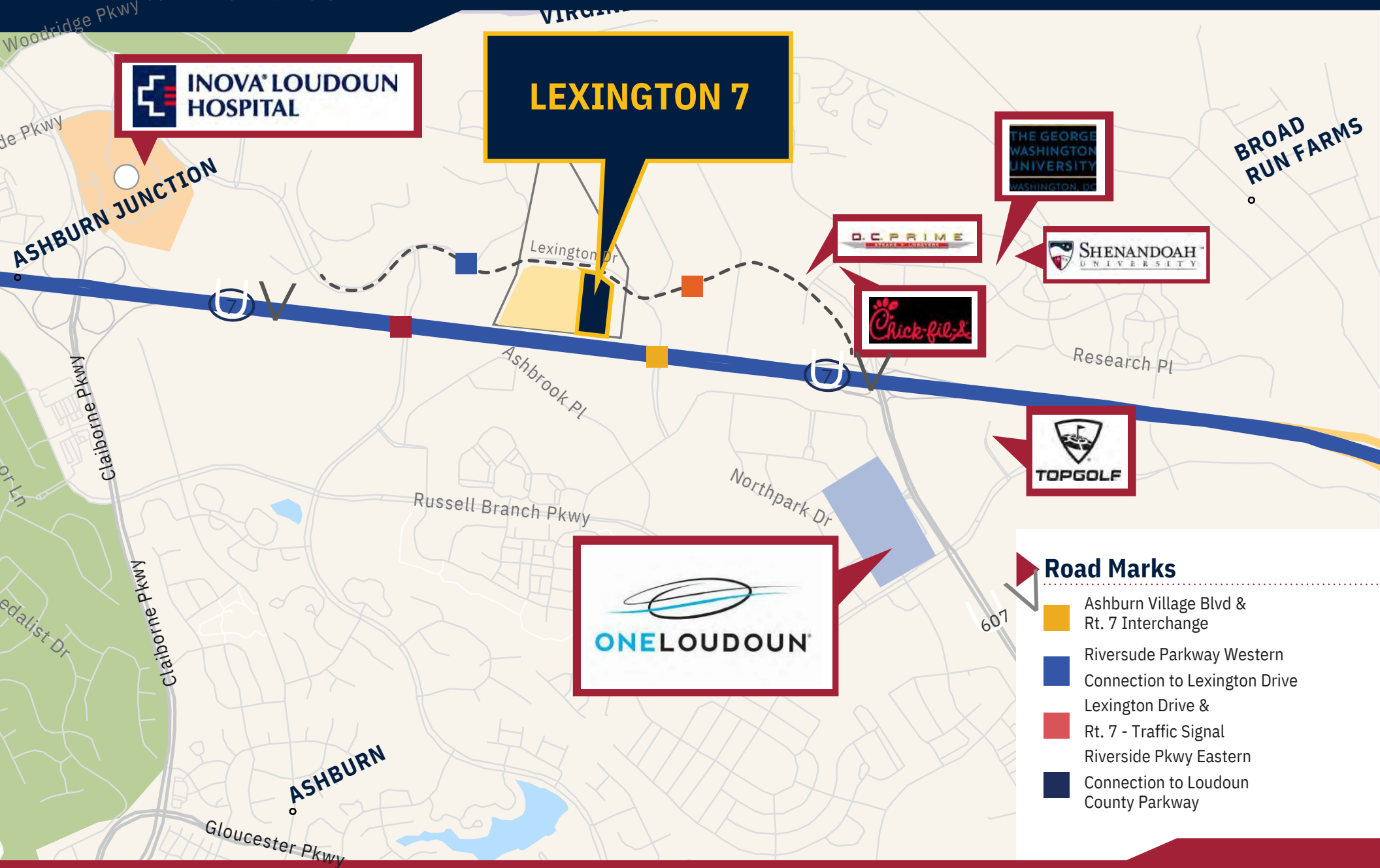
- Delivered 2021
- Route 7 visibility & Riverside Parkway
- 3 entrances and 2 with traffic signals
- Highly efficient suburban design

Distance to:

- Leesburg: 5mi
- Sterling: 8mi
- Brambleton: 9mi
- Dulles Airport: 12 mi
- Reston: 14 mi
- Chantilly: 16mi
- Tyson's Corner: 19mi
- Washington, DC: 33mi











Harry Byrd Highway Rt. 7
Visible to 93K VPD



Additional Photos

ulsakergroup.com



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