



ONE LOUDOUN[®]

ASHBURN, VA
LOUDOUN COUNTY



KRG
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NYSE

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ONE LOUDOUN®

One Loudoun is a dynamic community anchor offering the ultimate **lifestyle experience** in rapidly growing Loudoun County.

With over **3.9 million visits** in 2023, One Loudoun is only getting started, as a planned expansion of the development has 1.9 million square feet of commercial GLA.

Loudoun County, the wealthiest county in the nation, boasts a population of over 474,962 & a five-year projected growth of 7.80%



FUTURE OPPORTUNITIES
Entitlements
1,745 MF Units
1.9M Commercial GLA

ONE LOUDOUN

ROUTE 7 - 93,000 ADT

LOUDOUN COUNTY PKWY - 17,000 ADT





RUSSELL BRANCH PKWY

ASHBROOK PLACE
2-level condos starting at \$527K

THIRD PARTY OWNED
TOWNHOMES

RECENTLY COMPLETED
MIXED-USE EXPANSION
VYNE - 378 luxury Apartments
Up to 70,000 SF Retail Space
535 Commercial Parking Spaces

TRADER
JOE'S

BARNES & NOBLE

The Container Store

ALAMO
DRAFTHOUSE CINEMA

BUILDING T
Future Opportunity

ONE LOUDOUN

TED'S BULLETIN

UNCLE JULIO'S
FINE MEXICAN FOOD

CITY
TAP

Starbucks

matchbox

Eddie Merlot's

SEPHORA
WARBY PARKER
lululemon

BUILDING G

sweetgreen
MADISON REED
LOVESAC
Designed for Life Furniture Co.

LOUDOUN COUNTY PKWY - 17,000 ADT

COMMONWEALTH CENTER
Mixed-Use Development
Under Construction/Planning
Mix of entertainment, recreation,
retail and multi-family

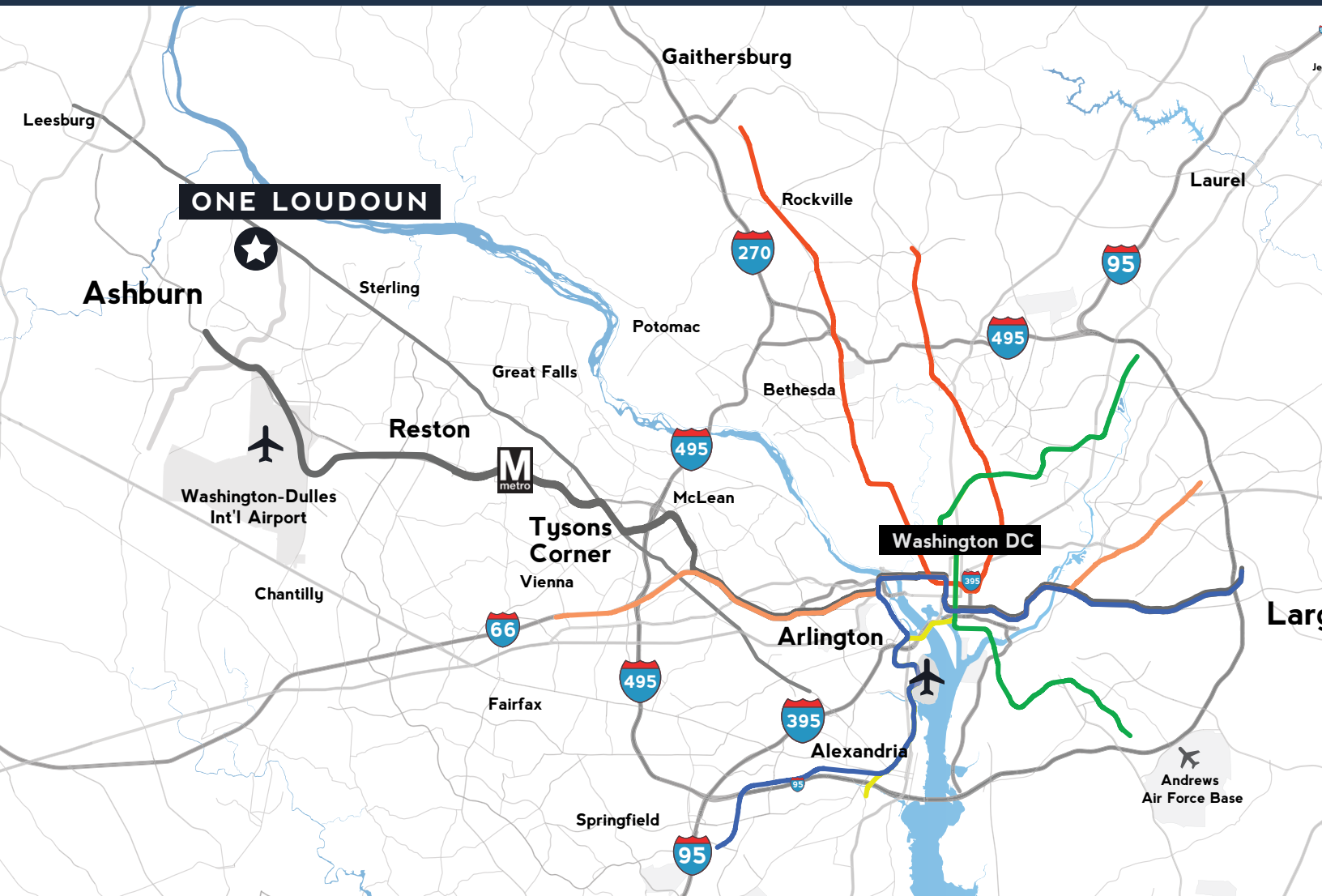
BUILDING H

tru
125 Rooms

FUTURE OPPORTUNITIES
Entitlements
1,745 MF Units
1.9M Commercial GLA



Ideally located at Rte 7 & the Loudoun County Parkway, One Loudoun is easily accessible from nearly anywhere in the Northern Virginia region – just a 10 minute drive from Washington Dulles International Airport and 25 miles from Washington D.C.



6 SILVER LINE STATIONS RECENTLY ADDED

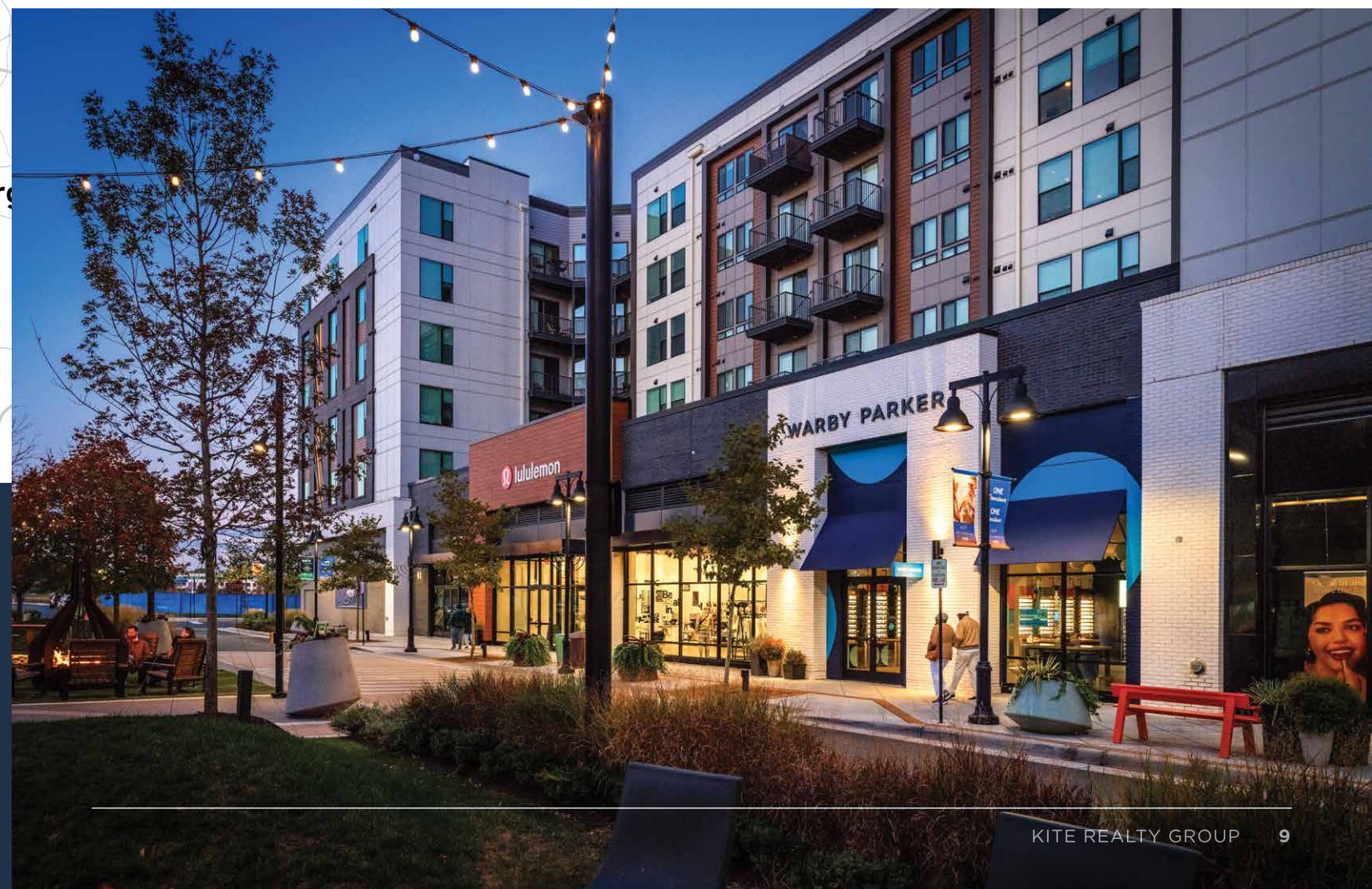
Metro's Silver Line completed its expansion in November 2022 and added 6 new stops, including Dulles Airport, Loudoun Gateway, and Ashburn.



LOUDOUN COUNTY HIGHLIGHTS

#1
WEALTHIEST COUNTY IN THE NATION

#1
COUNTY FOR JOB CREATION OVER LAST DECADE



Shops & Services



WARBY PARKER

TRADER JOE'S



BARNES & NOBLE



Coming soon

LOVESAC
Designed for Life Furniture Co.

MADISON REED®



LaserAway



FORTESSA
TABLEWARE SOLUTIONS™

maisons



ZAKAA
Contage

SCOUT & MOLLY'S
BOUTIQUE



signal financial
Federal Credit Union



SportClips
(HAIRCUTS)



TFE
THE FITNESS EQUATION

The NOW

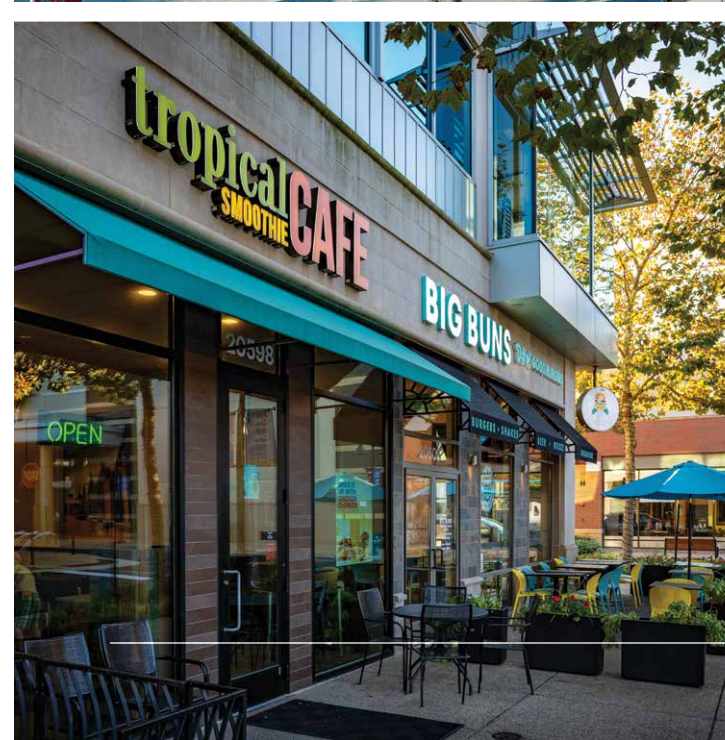
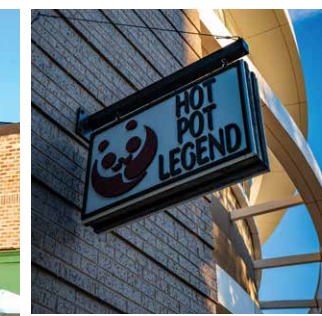
Apricot Lane
BOUTIQUE



=PR=
RUN & WALK



Restaurants & Entertainment



A PLACE TO GATHER

One Loudoun has built a close knit community with people from near and far coming together to enjoy lively events held regularly throughout the year. This activity fosters strong retailer and customer relationships throughout the center.



One Loudoun was voted best of Ashburn 2023 in Ashburn Magazine.



2023 EVENTS

Fitness on the Plaza
Every Thursday, May–October



Summer Concert Series
Monthly concert series
May–September



Kids Concert Series
Every Monday, June–August



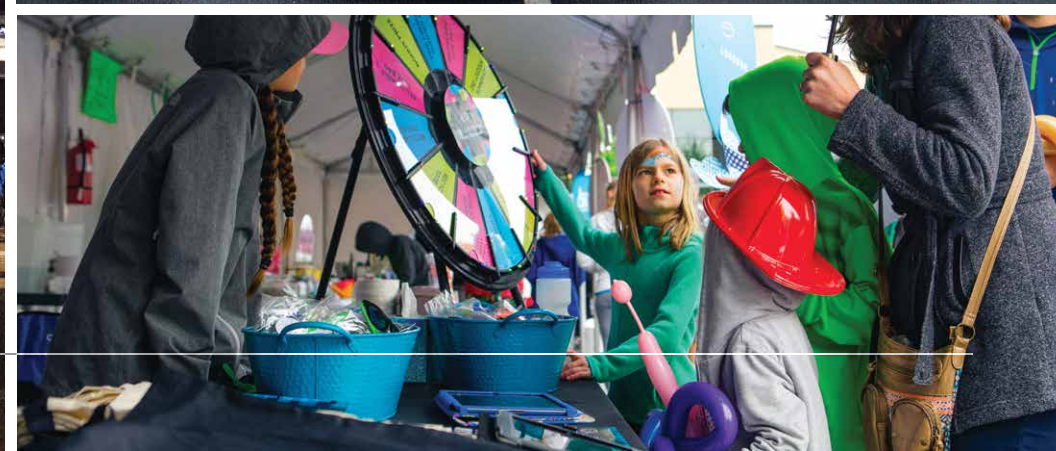
Carnival
June 7–25 & Aug 9–20



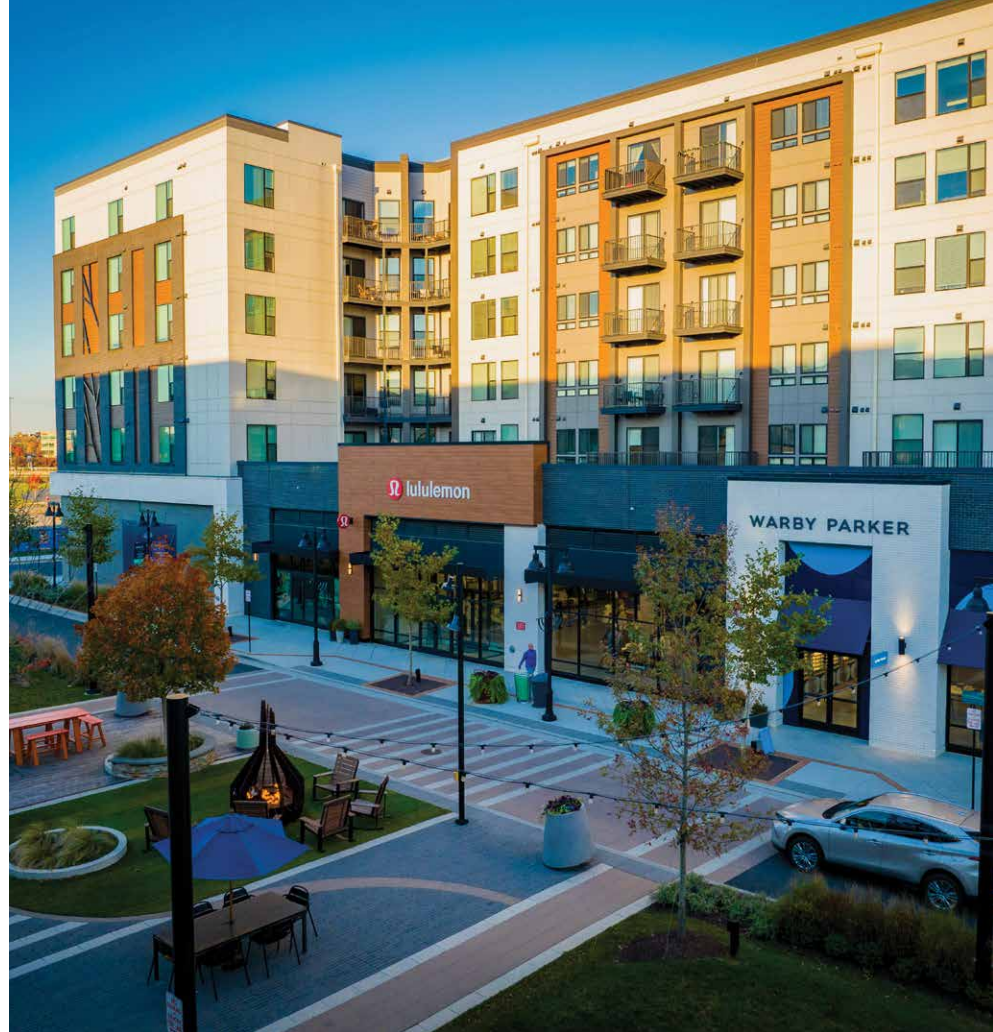
Halloween Bark Bash
October 28



Holiday Tree Lighting
December 2



Phase 2 (Buildings G & H) of One Loudoun was recently completed, adding fresh new multifamily units, office space, premium retail, and community gathering spaces. These two buildings will serve as the gateway to future development on the site.



PHASE 3 DESIGN CONCEPTS

With the recently approved zoning updates, planning has begun on what will be a remarkable and engaging addition to One Loudoun



PHASE 3 DESIGN CONCEPTS (CONTINUED)






SUMMER



WINTER

ONE LOUDOUN DEMOGRAPHICS

2022 DEMOGRAPHICS | SOURCE: POPSTATS

	3-MILE	5-MILE	10-MILE
 POPULATION	77,446	190,695	503,341
 PROJECTED POPULATION 2027	82,663	199,077	545,413
 AVG HH INCOME	\$154,750	\$160,216	\$170,003
 HOUSEHOLDS	29,010	65,485	174,537
 BACHELORS DEGREE OR HIGHER	62.56%	59.90%	64.40%

Over 3.9 Million visits to One Loudoun in 2023

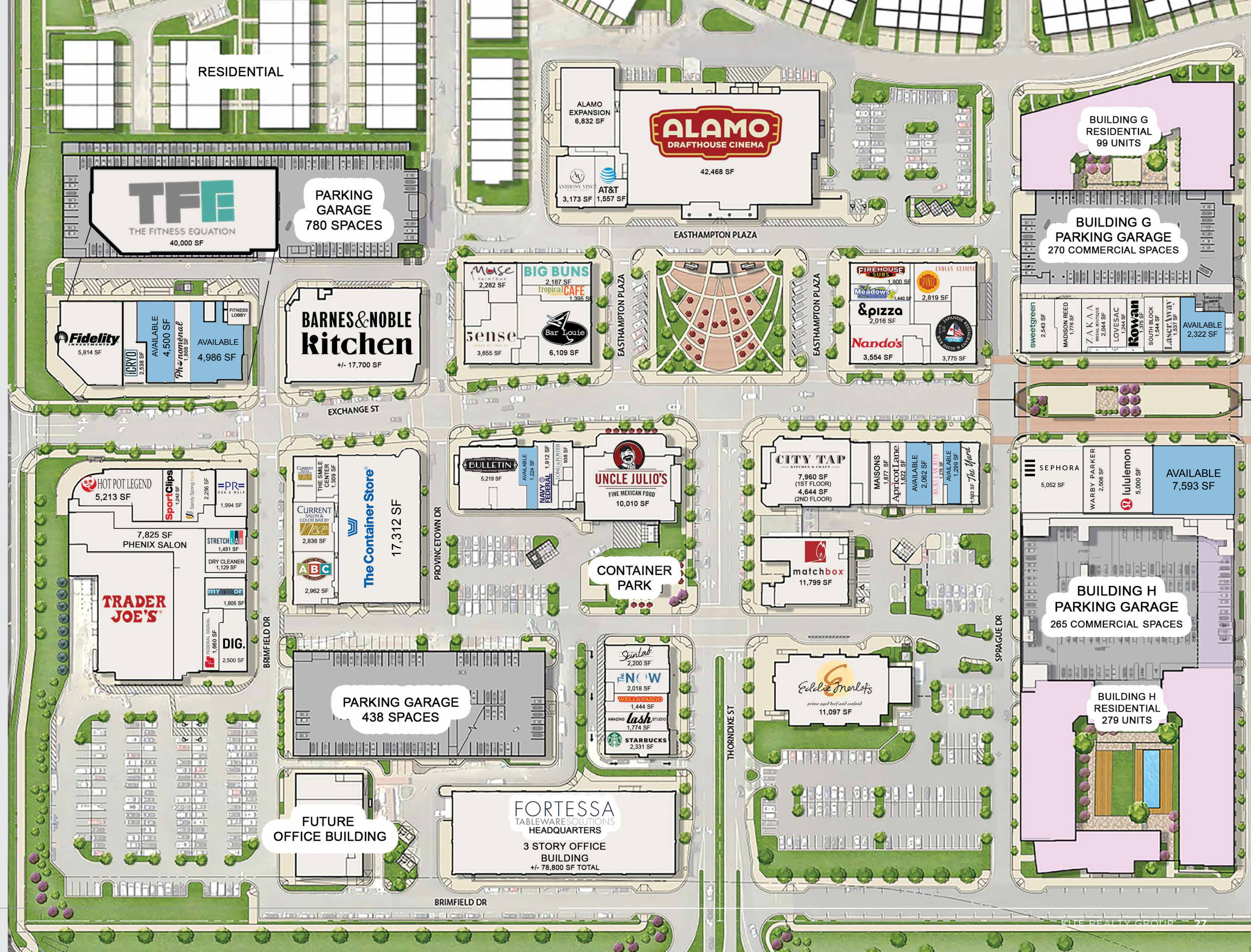
DATA PROVIDED BY PLACER.AI



ONE LOUDOUN
DOWNTOWN

LEASING
PLAN

GLA: 467,589 SF



RESIDENTIAL

TFE
THE FITNESS EQUATION
40,000 SF

PARKING GARAGE
780 SPACES

Fidelity
5,814 SF

AVAILABLE
4,500 SF

Plumamental
1,888 SF

AVAILABLE
4,986 SF

TRIO
2,538 SF

FITNESS LOBBY

**BARNES & NOBLE
Kitchen**
+/- 17,700 SF

5ense
3,655 SF

Bar Louie
6,109 SF

MOSE PAINTBAR
2,282 SF

BIG BUNS
2,187 SF

tropical CAFE
1,395 SF

ALAMO EXPANSION
6,832 SF

**ALAMO
DRAFFHOUSE CINEMA**
42,468 SF

ANTHONY VINCE
3,173 SF

AT&T
1,557 SF

BUILDING G
RESIDENTIAL
99 UNITS

BUILDING G
PARKING GARAGE
270 COMMERCIAL SPACES

sweetgreen
2,643 SF

MADISON REED
1,776 SF

7AKA
2,044 SF

LOVESAC
1,244 SF

Rowan
1,375 SF

SOUTH BLOCK
1,544 SF

LANCASHIRE
1,357 SF

AVAILABLE
2,322 SF

HOT POT LEGEND
5,213 SF

SportClips
1,242 SF

PR
2,256 SF

1,994 SF

STRETCH LAB
1,491 SF

DRY CLEANER
1,129 SF

TRADER JOE'S
7,825 SF

PHENIX SALON
1,805 SF

DIG.
2,500 SF

The Container Store
17,312 SF

THE SMILE CENTER
1,309 SF

CURRENT SALON & COLOR BAR BY
2,838 SF

ABC
2,962 SF

BULLETIN
5,219 SF

AVAILABLE
1,224 SF

NAVY FEDERAL
1,912 SF

ALCON & CENTER
908 SF

UNCLE JULIO'S
FINE MEXICAN FOOD
10,010 SF

CITY TAP
KITCHEN & CRAFTY
7,960 SF (1ST FLOOR)
4,644 SF (2ND FLOOR)

MAISONS
1,677 SF

Apricot Lane
1,622 SF

AVAILABLE
2,062 SF

AVAILABLE
1,299 SF

AVAILABLE
1,299 SF

SEPHORA
5,052 SF

WARBY PARKER
2,566 SF

lululemon
5,000 SF

AVAILABLE
7,593 SF

TRADER JOE'S
7,825 SF

PHENIX SALON
1,805 SF

DIG.
2,500 SF

PARKING GARAGE
438 SPACES

CONTAINER PARK

matchbox
11,799 SF

BUILDING H
PARKING GARAGE
265 COMMERCIAL SPACES

BUILDING H
RESIDENTIAL
279 UNITS

FUTURE
OFFICE BUILDING

FORTESSA
TABLEWARE SOLUTIONS
HEADQUARTERS
3 STORY OFFICE
BUILDING
+/- 78,800 SF TOTAL

Starlab
2,200 SF

The NOW
2,018 SF

WELLS FARGO
1,444 SF

AMAZING LASH STUDIO
1,774 SF

STARBUCKS
2,331 SF

Eddie Merlot's
prime aged beef and seafood
11,097 SF



KRG
LISTED
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888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT

GREG GOLDBERG

ggoldberg@kiterealty.com

410 246 5599

ONE LOUDOUN

44715 Brimfield Drive | Ashburn, VA 20147
downtownoneloudoun.com | [f](#) [@](#) [t](#)