



ONE LOUDOUN<sup>®</sup>

ASHBURN, VA  
LOUDOUN COUNTY



**KITE<sup>®</sup>**





ONE LOUDOUN®

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

With over **4.4 million visits in 2024**, 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 441,151  
& A FIVE-YEAR  
PROJECTED  
GROWTH OF  
7.99%

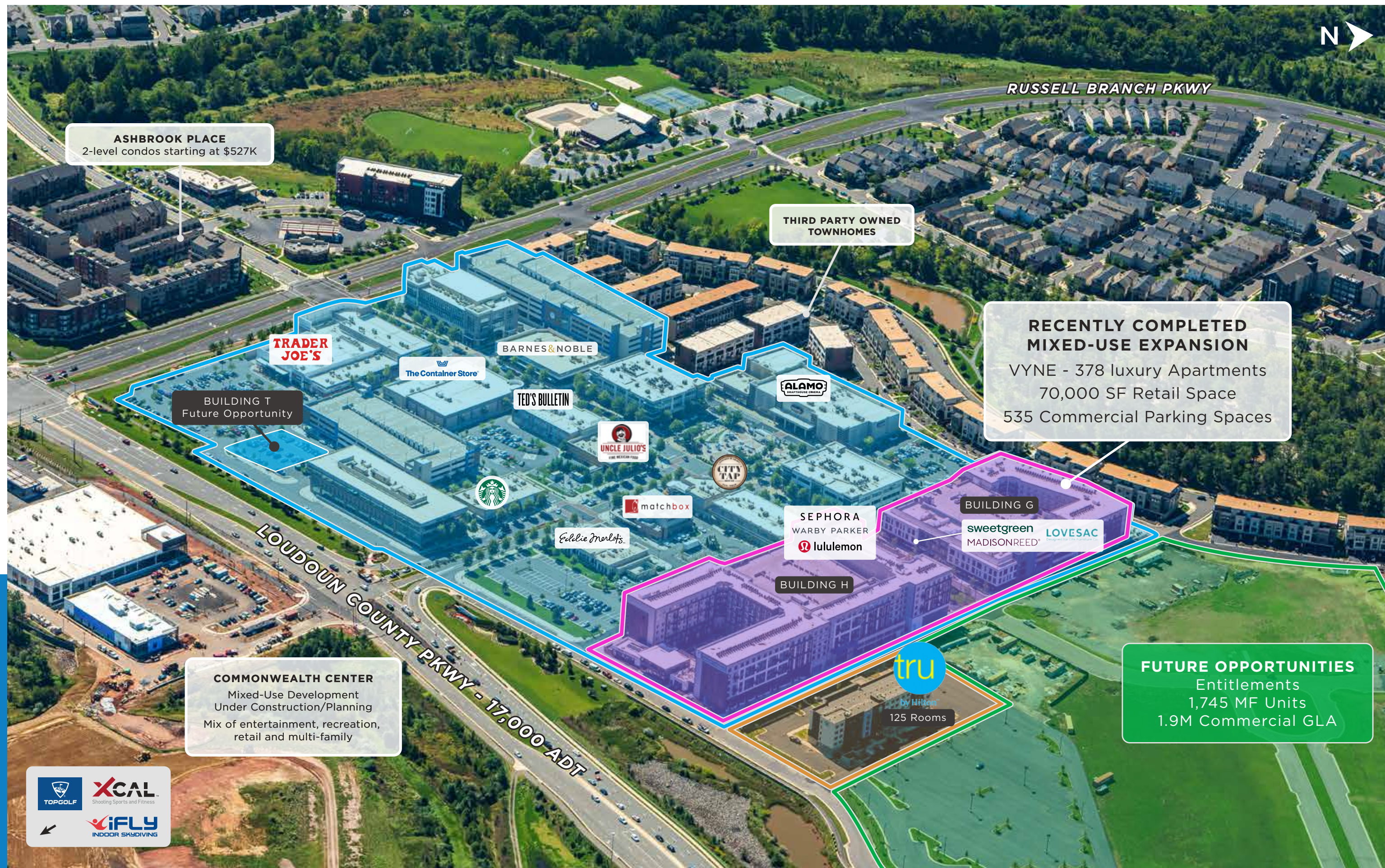
ONE LOUDOUN

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

ROUTE 7 - 93,000 ADT  
LOUDOUN COUNTY PKWY - 17,000 ADT







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

**THIRD PARTY OWNED TOWNHOMES**

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

**TRADER JOE'S**  
**BARNES & NOBLE**  
**The Container Store**  
**TED'S BULLETIN**  
**ALAMO**  
**UNCLE JULIO'S**  
**STARBUCKS**  
**CITY TAP**  
**matchbox**  
**Eddie Merlot's**

**BUILDING T**  
Future Opportunity

**SEPHORA**  
**WARBY PARKER**  
**lululemon**

**BUILDING G**  
**sweetgreen**  
**MADISON REED**  
**LOVESAC**

**BUILDING H**

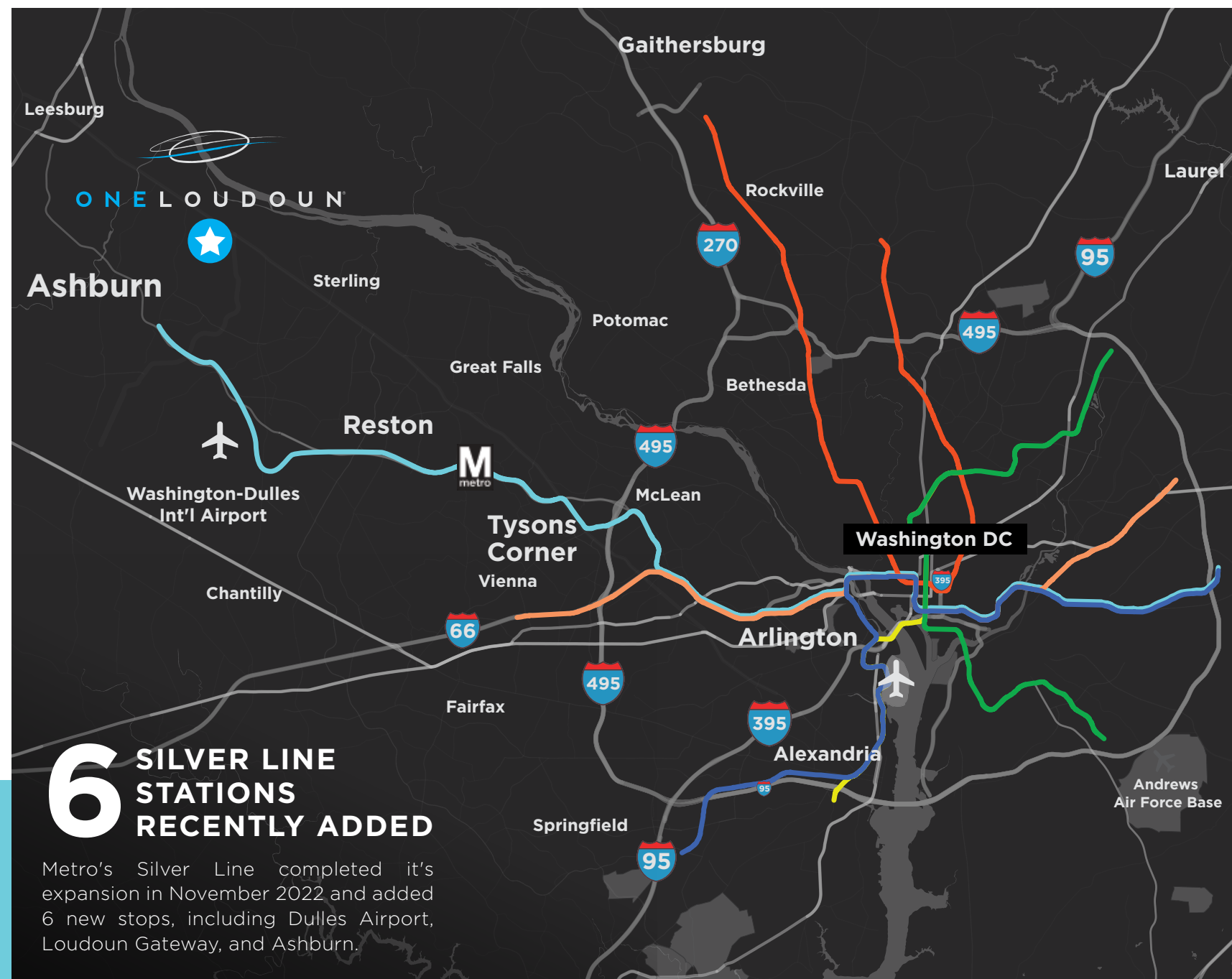
**tru**  
**by Hilton**  
125 Rooms

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

**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.

# STRATEGIC LOCATION



**#1** WEALTHIEST COUNTY IN THE NATION

**#1** COUNTY FOR JOB CREATION OVER LAST DECADE

## LOUDOUN COUNTY HIGHLIGHTS





# SHOPS & SERVICES




































# 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.

## ANNUAL EVENTS

*fitness*  
**ON THE  
PLAZA**

**SUMMER  
CONCERT SERIES**

*Kids*  
**Concert  
Series**

**CARNIVAL**  
AT ONE LOUDOUN

**BARK  
BASH**  
@ ONE LOUDOUN

TREE LIGHTING

**Fitness on the Plaza**  
Every Thursday, May–October

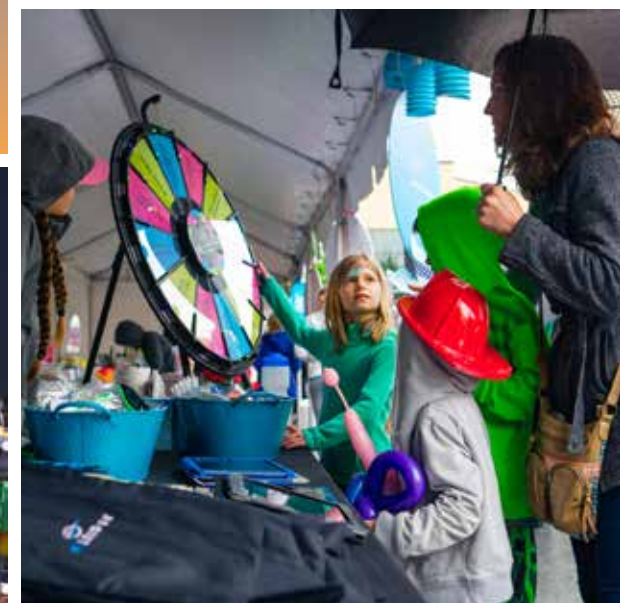
**Summer Concert Series**  
Monthly concert series  
May–September

**Kids Concert Series**  
Every Monday, June–August

**Carnival**  
June 7–25 & Aug 9–20

**Halloween Bark Bash**  
October 28

**Holiday Tree Lighting**  
December 7



One Loudoun  
was voted best of  
Ashburn 2024 in  
Ashburn Magazine.





**PHASE 2  
(BUILDINGS G & H)**



Phase 2 (G & H) of One Loudoun was recently completed, adding fresh new multifamily units, office space, premium retail, and community gathering spaces. These two buildings 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

# PHASE 3 DESIGN CONCEPTS (CONTINUED)



WINTER



3 MILE 5 MILE 10 MILE

AVG HH INCOME



\$182,224

\$187,078

\$199,875

POPULATION

3 MILE  
78,147

5 MILE  
193,627

10 MILE  
509,523



PROJECTED  
POPULATION 2027

3 MILE  
84,254

5 MILE  
207,703

10 MILE  
549,337



BACHELORS  
DEGREE OR HIGHER



3 MILE

64.29%

5 MILE

61.14%

10 MILE

65.39%

HOUSEHOLDS

3 MILE  
29,313

5 MILE  
66,493

10 MILE  
176,755



ONE LOUDOUN  
DEMOGRAPHICS

2024 DEMOGRAPHICS | SOURCE: POPSTATS

4.4M

VISITS IN 2024

DATA PROVIDED BY PLACER.AI









**KRG**  
**LISTED**  
**NYSE**

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