



ONE LOUDOUN[®]

A **KITE**[®] CENTER





ONE LOUDOUN®

One Loudoun is a dynamic community anchor offering the ultimate **lifestyle experience** in rapidly growing city of Ashburn in Loudoun County, VA.

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%





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

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



TRADER JOE'S

BUILDING T
Future Opportunity

BARNES & NOBLE

The Container Store

TED'S BULLETIN

matchbox

Starbucks
Eddie Merlot's

SEPHORA
WARBY PARKER
lululemon

ALAMO
DRAFTHOUSE CINEMA

BUILDING G

sweetgreen
MADISON REED
LOVESAC

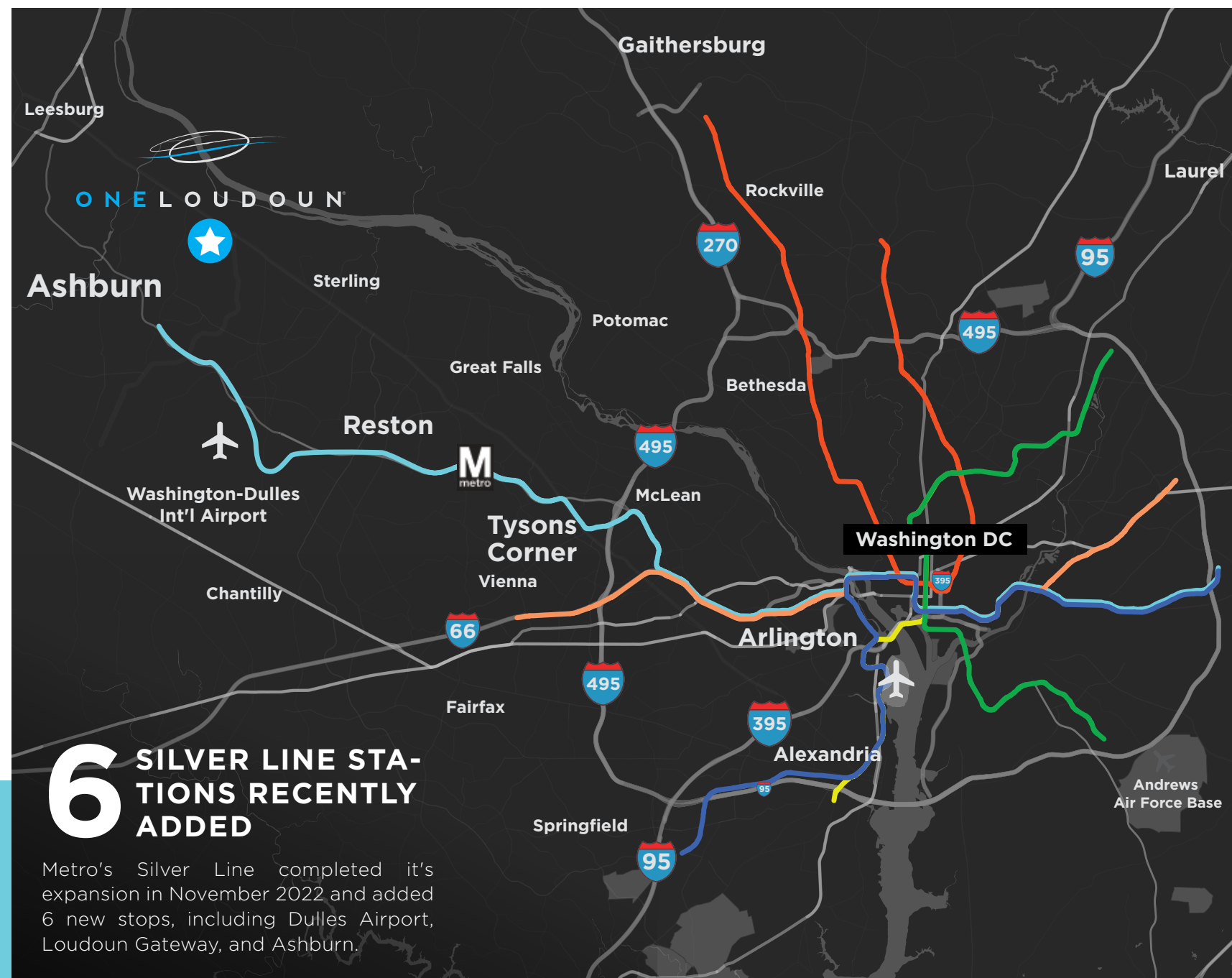
BUILDING H

125 Rooms

FUTURE PHASES CURRENTLY UNDER CONSTRUCTION

LOUDOUN COUNTY PKWY - 17,233 ADT

HARRY BYRD HWY - 95,660 ADT



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.



#1 WEALTHIEST COUNTY IN THE NATION

#1 COUNTY FOR JOB CREATION OVER LAST DECADE

LOUDOUN COUNTY HIGHLIGHTS



SHOPS & SERVICES



MADISON REED

BARNES & NOBLE



LaserAway



SOUTHERN TIDE



FORTESSA®



SCOUT & MOLLY'S
BOUTIQUE

maisons



drybar®

The NOW



RESTAURANTS & ENTERTAINMENT















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.

A PLACE TO GATHER

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–September

Summer Concert Series
Monthly concert series
May–September

Kids Concert Series
Every Monday, June–August

Carnival
June 11–29 & Aug 6–17

Halloween Bark Bash
October 25

Holiday Tree Lighting
December 6



One Loudoun
was voted best of
Ashburn 2025 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 the future development on the site.





PHASE 3 DESIGN CONCEPTS

Construction has begun on what will be a remarkable and engaging addition to One Loudoun.

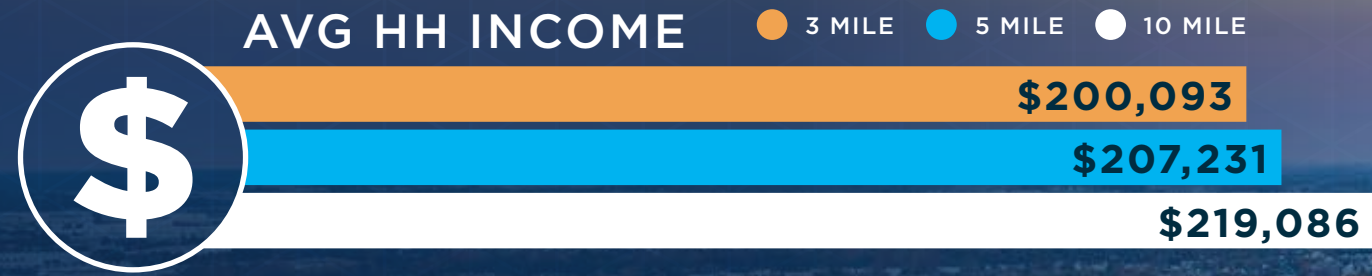


PHASE 3 DESIGN CONCEPTS (CONTINUED)



PHASE 3 DESIGN CONCEPTS (CONTINUED)





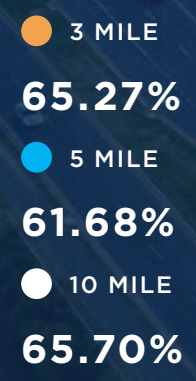
POPULATION



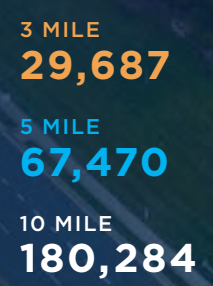
**PROJECTED
POPULATION 2030**



**BACHELORS
DEGREE OR HIGHER**



HOUSEHOLDS



**ONE LOUDOUN
DEMOGRAPHICS**

2025 DEMOGRAPHICS | SOURCE: POPSTATS

4.4M
VISITS IN 2024

DATA PROVIDED BY PLACER.AI



MASTER LEASE PLAN

- OPEN
- COMING SOON
- LEASE NEGOTIATION
- ACTIVE LOI
- AVAILABLE
- PROPOSED

UPDATED: APRIL 2025



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LISTED
NYSE

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