



ONELOUDOUN<sup>®</sup>

A **KITE**<sup>®</sup> 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  
CITY TAP  
SEPHORA  
WARBY PARKER  
lululemon  
sweetgreen  
LOVESAC  
MADISON REED

**BUILDING H**

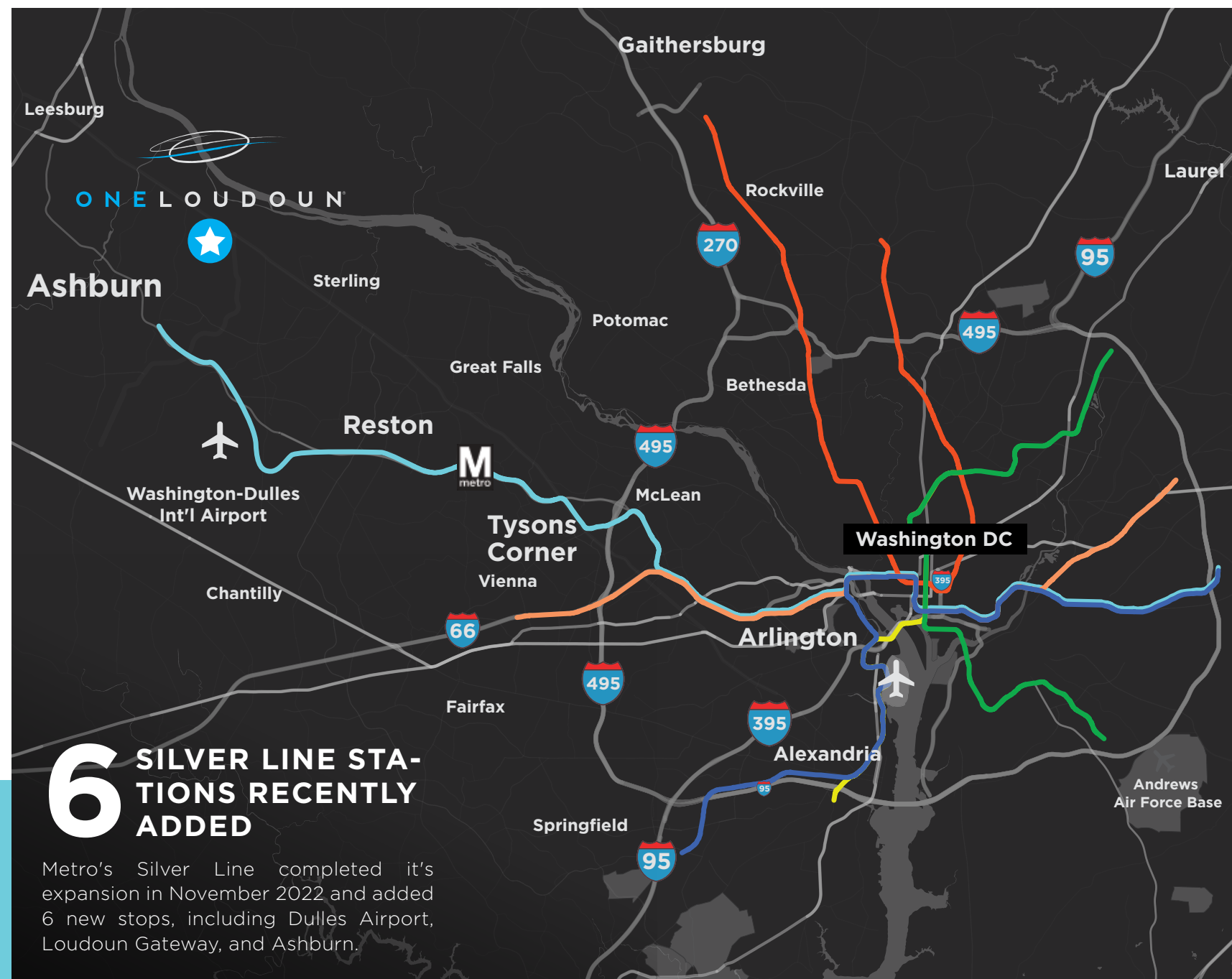
**BUILDING G**

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

 lululemon

 SEPHORA

WARBY  
PARKER

MADISON REED

BARNES & NOBLE

 **The Container Store**

**TRADER  
JOE'S**

**LOVESAC**  
Designed for Life® Furniture Co.

**LaserAway**

CURRENT  
SALON &  
COLOR BAR BY  
*Nese*

*evolve*  
salon & spa

  
**SOUTHERN TIDE**

**iCRYO**  
RECOVERY & WELLNESS  
*Elevate Your Lifestyle*

**myeyedr.**

**V/ABC**

FORTESSA®

  
**signalfinancial**  
Federal Credit Union

**ZAKAA**  
*Contage*

SCOUT & MOLLY'S  
BOUTIQUE

*maisons*

*SkinLab*

  
**ANTHONY VINCE**  
- NAIL SPA -

**=PR=**  
RUN & WALK

**TFE**  
THE FITNESS EQUATION





**drybar®**





**The N<sup>OW</sup>**





**SportClips<sup>SM</sup>**  
HAIRCUTS










# 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

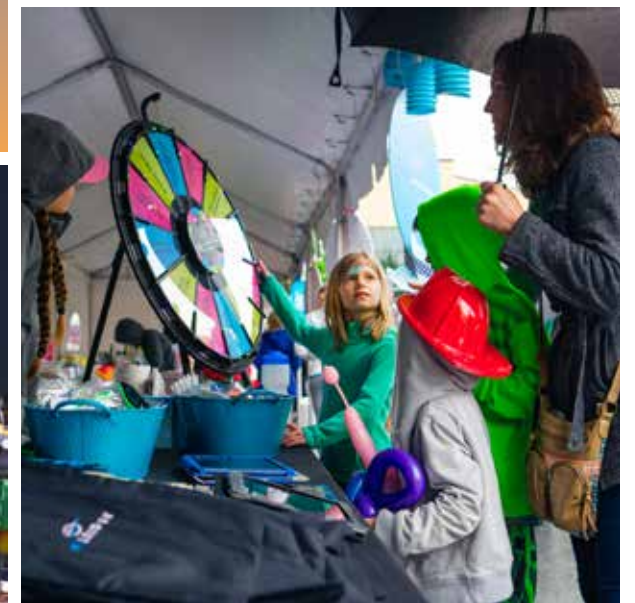
**Summer Concert Series**  
Monthly concert series  
May–September

**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.

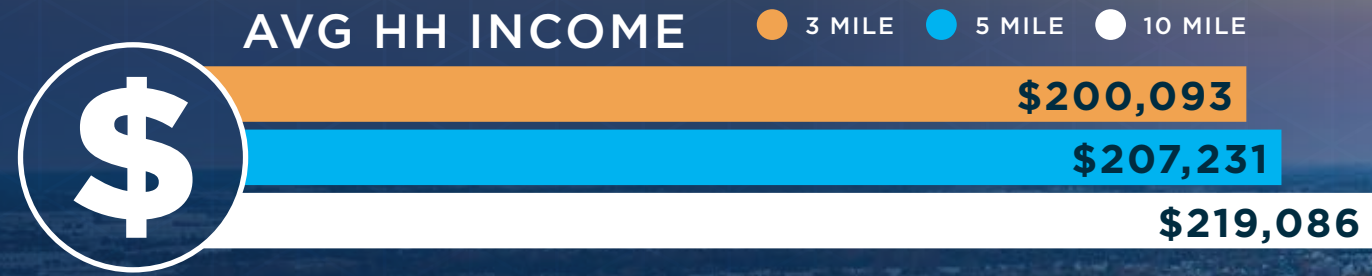


PHASE 3 DESIGN CONCEPTS (CONTINUED)



# PHASE 3 DESIGN CONCEPTS (CONTINUED)

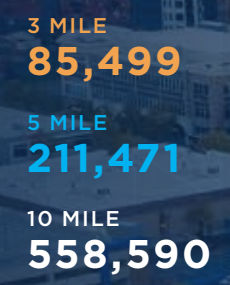




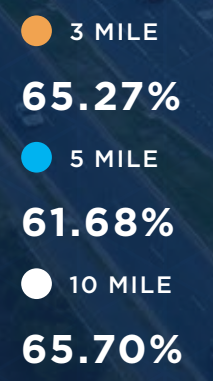
POPULATION



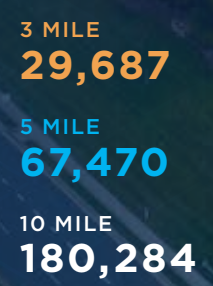
PROJECTED  
POPULATION 2030



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



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

**888 577 5600**  
**kiterealty.com**

30 S Meridian St, Suite 1100  
Indianapolis, IN 46204

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LEASING CONTACT

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ONE LOUDOUN

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