



ONELOUDOUN[®]

A **KITE**[®] CENTER





ONE LOUDOUN®

One Loudoun is a dynamic community anchor offering the ultimate **lifestyle experience** in the 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 119,000 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

TRADER JOE'S

BARNES & NOBLE

ALAMO
CRAFTHOUSE CENNA

BUILDING T
Future Opportunity

The Container Store

TED'S BULLETIN

UNCLE JELLY'S
ICE CREAM

matchbox

CITY TAP

BUILDING G

Starbucks

Eddie Merlot's

SEPHORA
WARBY PARKER

lululemon

sweetgreen

MADISON REED

LOVESAC

BUILDING H

ITU

125 Rooms

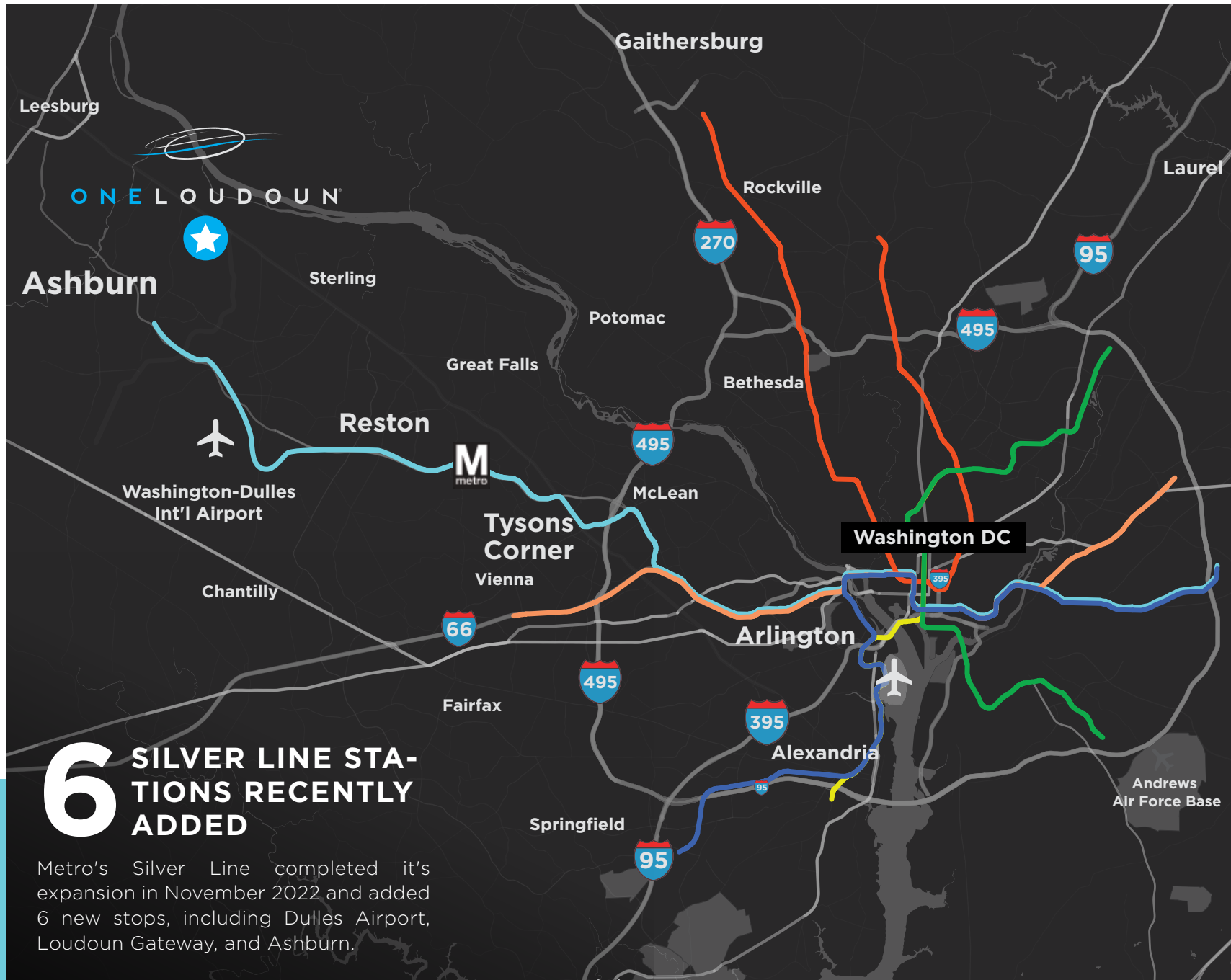
FUTURE PHASES CURRENTLY UNDER CONSTRUCTION

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



LOUDOUN COUNTY PKWY - 17,233 ADT

HARRY BYRD HWY - 95,660 ADT



#1 WEALTHIEST COUNTY IN THE NATION

#1 COUNTY FOR JOB CREATION OVER LAST DECADE

LOUDOUN COUNTY HIGHLIGHTS



Conveniently 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.

SHOPS & SERVICES



MADISON REED

BARNES & NOBLE



SOUTHERN TIDE



RESTAURANTS & ENTERTAINMENT

5ENSE
OF THAI

ALAMO
DRAFTHOUSE CINEMA

DIG.


bartaco

CITY TAP
KITCHEN & CRAFT

the **LOST FOX** HIDE AWAY

 **SOUTH BLOCK**



 matchbox

TED'S BULLETIN

VanLeeuwen

Eddie Merlo's
prime aged beef and seafood

PIND

sweetgreen

Tatte
BAKERY & CAFE

 **HOT POT LEGEND**

&pizza

EST. 2017
PHO
NOMENAL


Nando's
PERI-PERI CHICKEN

BIG BUNS
GOOD BURGERS

JAPANESE RESTAURANT & SUSHI BAR
OKADA

The Yard
MILKSHAKE BAR
EST. 2017

tropical
SMOOTHIE
CAFE
eat better. feel better.


Bar Louie

UNCLE JULIO'S
MEXICAN
from Scratch

Falafel inc
Eat For Good



ANNUAL EVENTS

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

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)



AVG HH INCOME

● 3 MILE ● 5 MILE ● 10 MILE



POPULATION

3 MILE
79,198
5 MILE
196,396
10 MILE
518,583



PROJECTED POPULATION 2030

3 MILE
85,499
5 MILE
211,471
10 MILE
558,590



BACHELORS DEGREE OR HIGHER



● 3 MILE
65.27%
● 5 MILE
61.68%
● 10 MILE
65.70%

HOUSEHOLDS

3 MILE
29,687
5 MILE
67,470
10 MILE
180,284



ONE LOUDOUN DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

4.4M VISITS IN 2024

DATA PROVIDED BY PLACER.AI



KRG
LISTED
NYSE

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT

GREG GOLDBERG
ggoldberg@kiterealty.com
410 246 5599



20626 Easthampton Plaza | Ashburn, VA 20147
downtownoneloudoun.com | 