



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 **4.9 million visits in 2025**, 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

matchbox

CITY TAP

BUILDING G

Starbucks

Eddie Merlot's

SEPHORA
WARBY PARKER

lululemon

sweetgreen

MADISON REED

LOVESAC

BUILDING H

ITU

125 Rooms

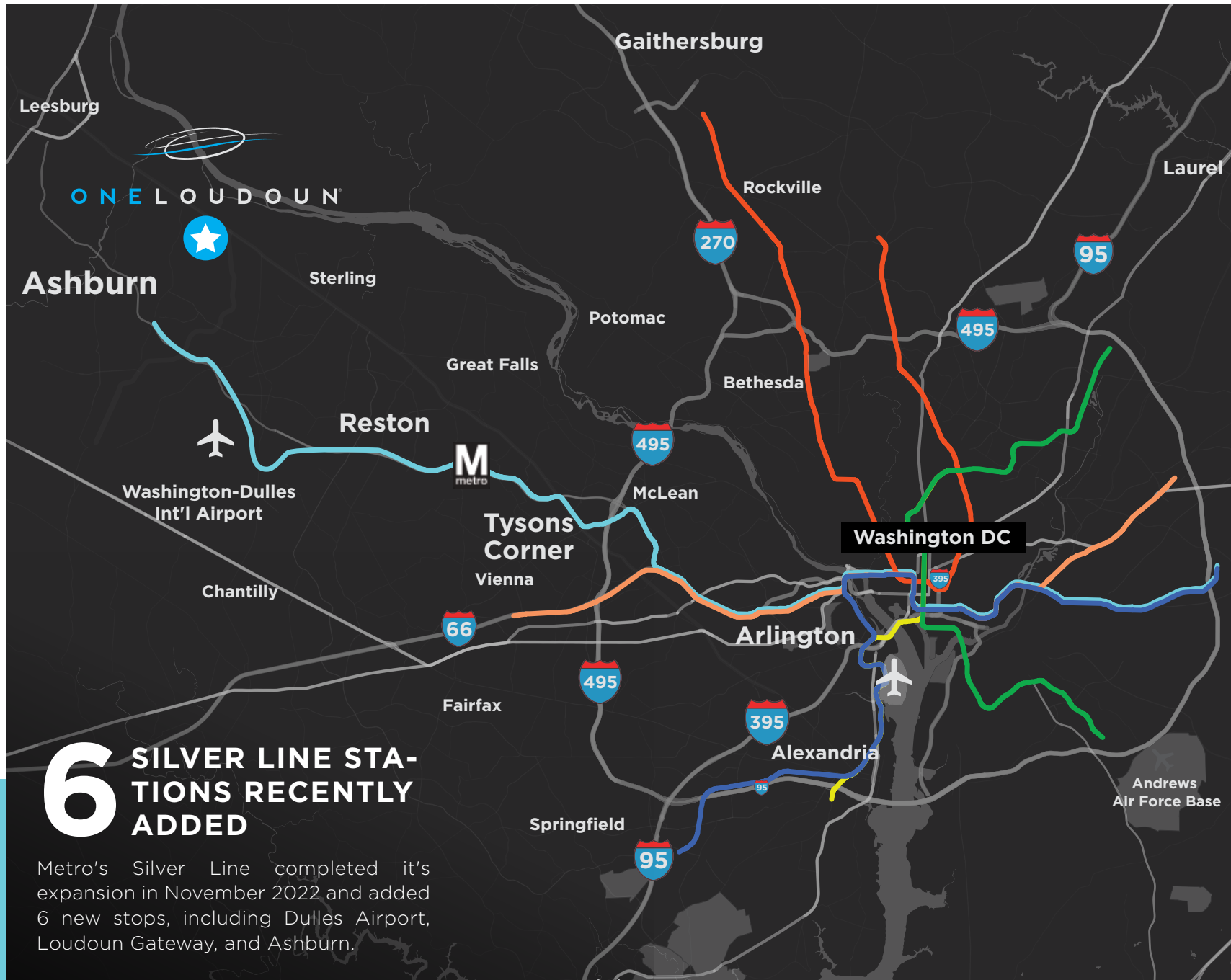
FUTURE PHASES CURRENTLY UNDER CONSTRUCTION

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

 Lululemon ANTHROPOLOGIE *Madewell*  SEPHORA

ARHAUS[®] **TRADER JOE'S** **LOVESAC** BARNES & NOBLE
FURNISHING A BETTER WORLD[®] Designed for Life[®] Furniture Co.

WARBY PARKER

alo


 SOUTHERN TIDE

POTTERY BARN[®]


 ANTHONY VINCE[®]
- NAIL SPA -

WILLIAMS SONOMA

maisons

Skincare

drybar[®]

TFE
 THE FITNESS EQUATION

LaserAway

FORTESSA[®]

=PR=
 RUN & WALK

evolve
salon & spa

MADISON REED

iCRYO
RECOVERY & WELLNESS
Elevate Your Lifestyle

The NOW

SCOUT & MOLLY'S BOUTIQUE

ZAKAA
Couture

CURRENT
SALON & COLOR BAR BY
Nese



RESTAURANTS & ENTERTAINMENT

5ENSE
OF THAI

ALAMO
DRAFTHOUSE CINEMA

DIG.


bartaco

CITY TAP
KITCHEN & CRAFT

the **LOST FOX** HIDE AWAY

 **SOUTH BLOCK**

Tatte
BAKERY & CAFE

 matchbox

TED'S BULLETIN

VanLeeuwen

Eddie Merlo's
prime aged beef and seafood

PIND

sweetgreen



 **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.

fitness
**ON THE
PLAZA**

Fitness on the Plaza
Every Thursday, May–September

**SUMMER
CONCERT SERIES**

Summer Concert Series
Monthly concert series
May–September

Kids
**Concert
Series**

Kids Concert Series
Every Monday, June–August

**CARNIVAL
AT ONE LOUDOUN**

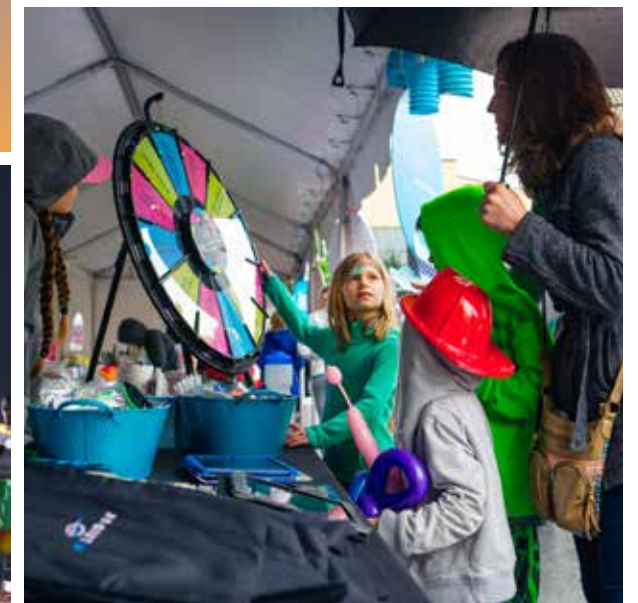
Carnival
June 11–29 & Aug 6–17

**BARK
BASH**
@ ONE LOUDOUN


Halloween Bark Bash
October 25

TREE LIGHTING

Holiday Tree Lighting
December 6



A PLACE TO GATHER

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



ONE LOUDOUN DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

4.9M VISITS IN 2025

DATA PROVIDED BY PLACER.AI

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





UNDER CONSTRUCTION
OPENING 2026

MASTER LEASE PLAN

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



KRG
LISTED
NYSE

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