

BROADLANDS

FAIRFAX COUNTY



JBG SMITH



LOCATION

Fairfax County
42876 Truro Parish Drive
Ashburn, VA 20148

SPACE AVAILABLE

2,198 sq. ft.

PROPERTY OVERVIEW

Situated just minutes off of the Dulles Greenway (267), Broadlands boasts an array of service and dining amenities in the Ashburn community.

CURRENT RETAILERS

Ashburn Kabob, Broadlands Brickoven Pizzeria, Broadlands Sports Bar & Grill

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$159,966	14,370
3 mile:	\$147,962	79,309
5 mile:	\$138,121	130,746

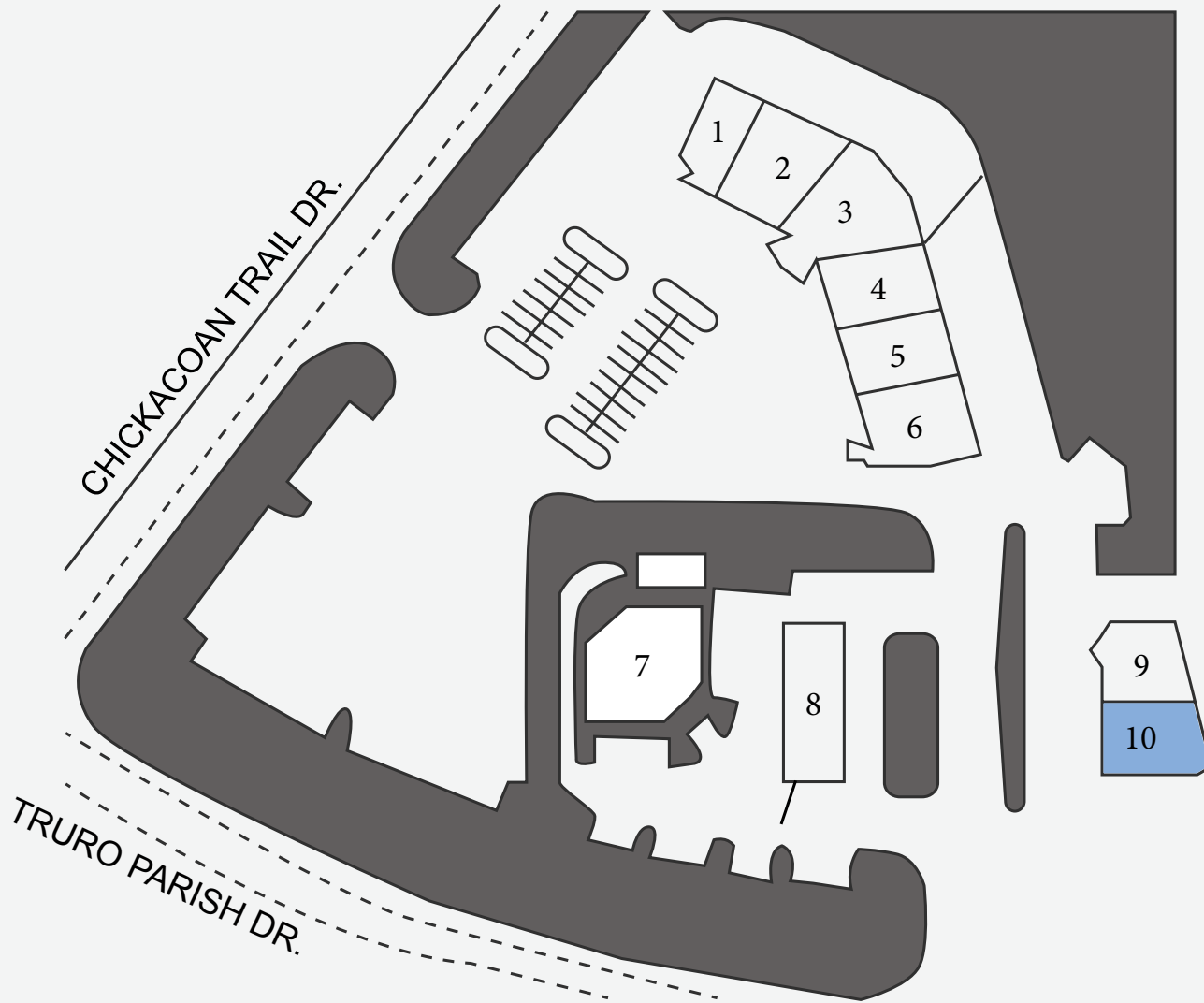
TRAFFIC COUNT

34,000 vehicles daily on Dulles Greenway

CONTACT

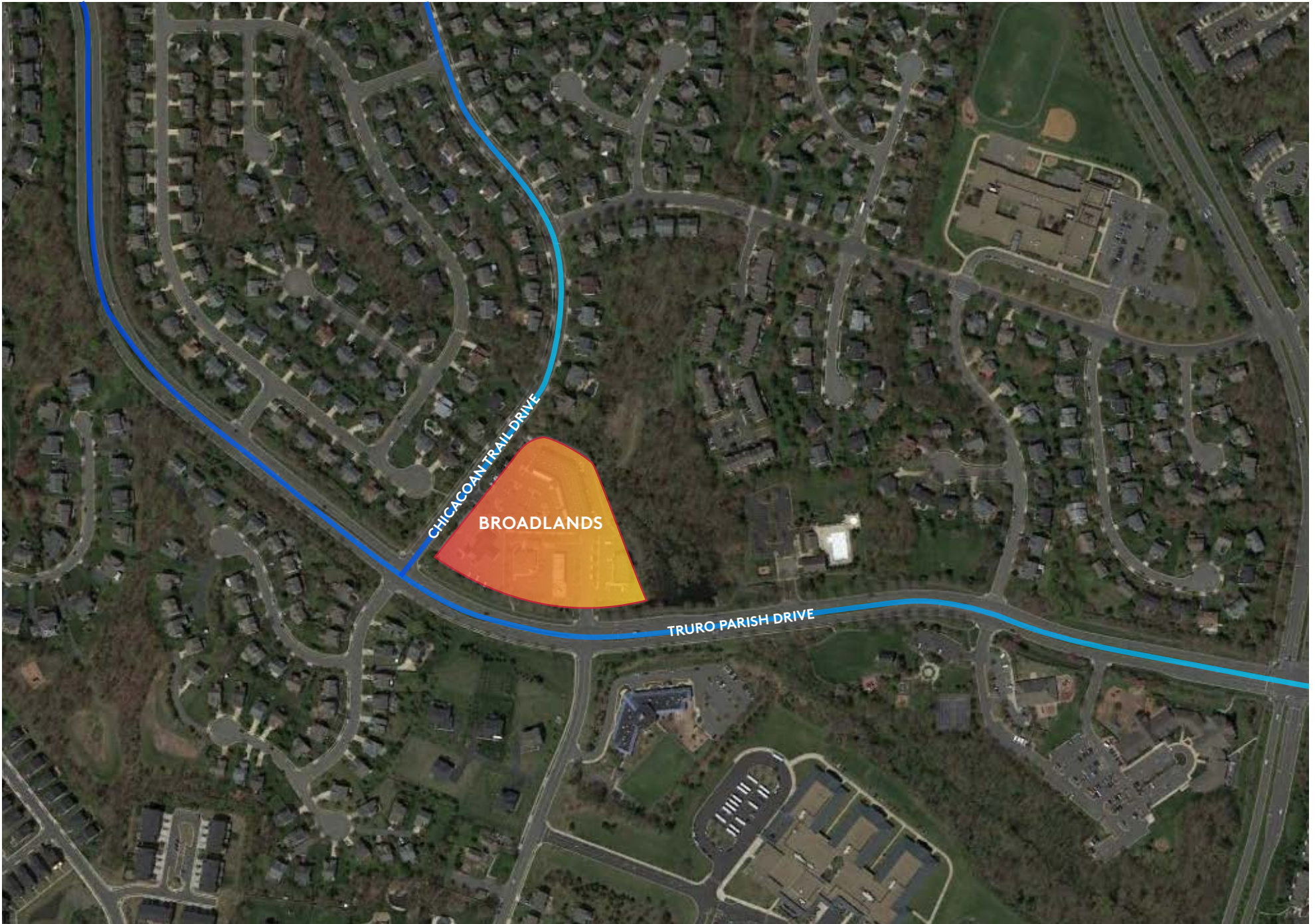
Chris Wilkinson | 301.657.7321
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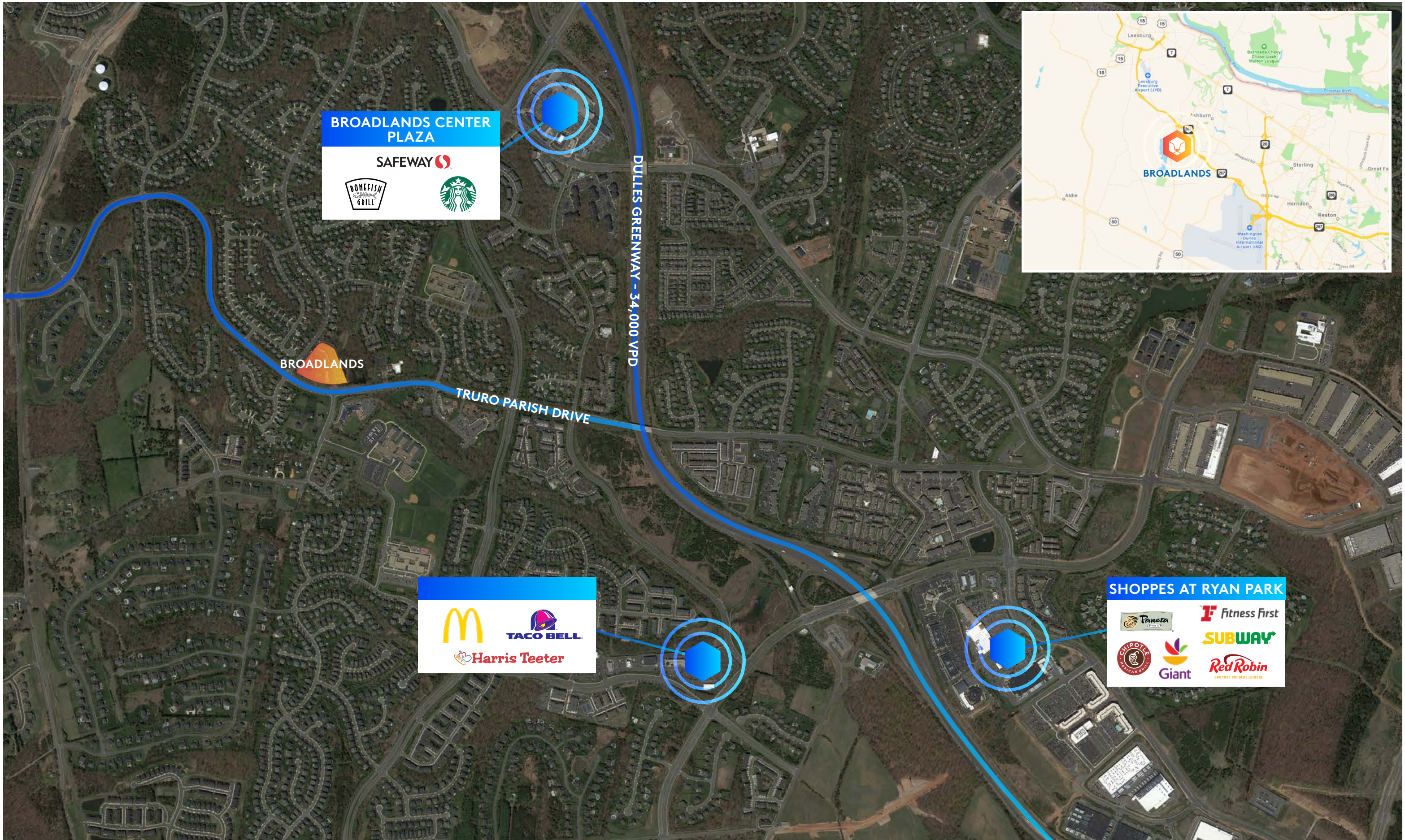
Chace Coleman | 240.333.3768
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SHOPPING CENTER RETAILERS

1	Ashburn Kabob	
2	Allstate Insurance	
3	Broadlands Sports Bar & Grill	
4	Dentist	
5	Royal Barbershop	
6	Broadlands Brickover Pizza	
7	Citizens Bank ATM	
8	Sunoco	
9	Dunkin' Donuts	
10	Available	2,198 SF





BROADLANDS CENTER PLAZA

SAFeway

BONEFISH GRILL

Starbucks

BROADLANDS

DULLES GREENWAY -- 34,000 VPD

TRURO PARISH DRIVE

McDonald's

TACO BELL

Harris Teeter

SHOPPES AT RYAN PARK

Panera

Fitness First

SUBWAY

CHIPOTLE MEXICAN GRILL

Giant

Red Robin GOURMET BURGERS & MORE

