



ONELOUDOUN®



LOUDOUN COUNTY  
Ashburn, VA





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A dynamic community anchor offering the ultimate [lifestyle experience](#) in rapidly growing Loudoun County.

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Loudoun County boasts a population of over 421,000 & a five-year projected growth of 6.85%

ONE LOUDOUN DOWNTOWN

ONE LOUDOUN UPTOWN

LOUDOUN COUNTY PKWY

ROUTE 7







THIRD PARTY OWNED TWO-OVER-TWO CONDOS



STANLEY MARTIN HOMES

TRADER  
JOE'S

ONE LOUDOUN  
DOWNTOWN

525 FUTURE  
RESIDENTIAL UNITS

LOUDOUN COUNTY PKWY

BUILDING G

BUILDING H

BUILDING G & H

Mixed-Use Expansion Under Development  
378 MULTI-FAMILY  
RESIDENTIAL UNITS  
UP TO 70,000 SF COMMERCIAL SPACE  
535 COMMERCIAL PARKING SPACES

TRU BY HILTON  
UNDER  
DEVELOPMENT

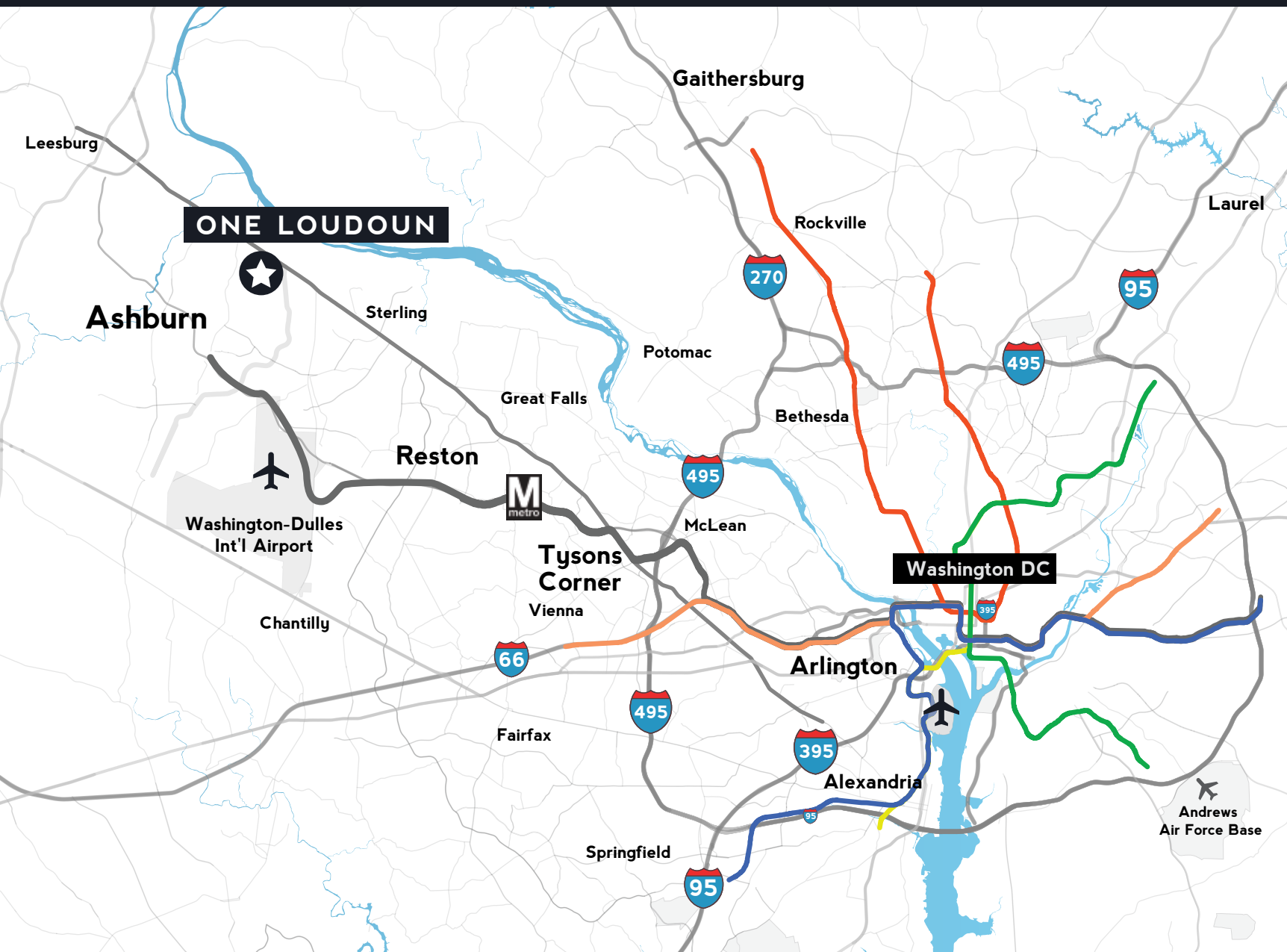
RUSSELL BRANCH PKWY

ONE LOUDOUN  
UPTOWN

ROUTE 7



Ideally located at Rte 7 & the Loudoun County Parkway, One Loudoun is easily accessible from nearly anywhere in the Northern Virginia region – just 3 miles from Washington Dulles International Airport and 25 miles from Washington D.C.



3 FUTURE SILVER LINE STATIONS INCLUDING DULLES AIRPORT

With the extension of Metro's Silver Line – scheduled for completion in 2020 – the county's connections to business, government, and culture will only increase.



#1 WEALTHIEST COUNTY IN THE NATION

#1 COUNTY FOR JOB CREATION OVER LAST DECADE

One Loudoun has become one of the hottest destinations in Loudoun County!





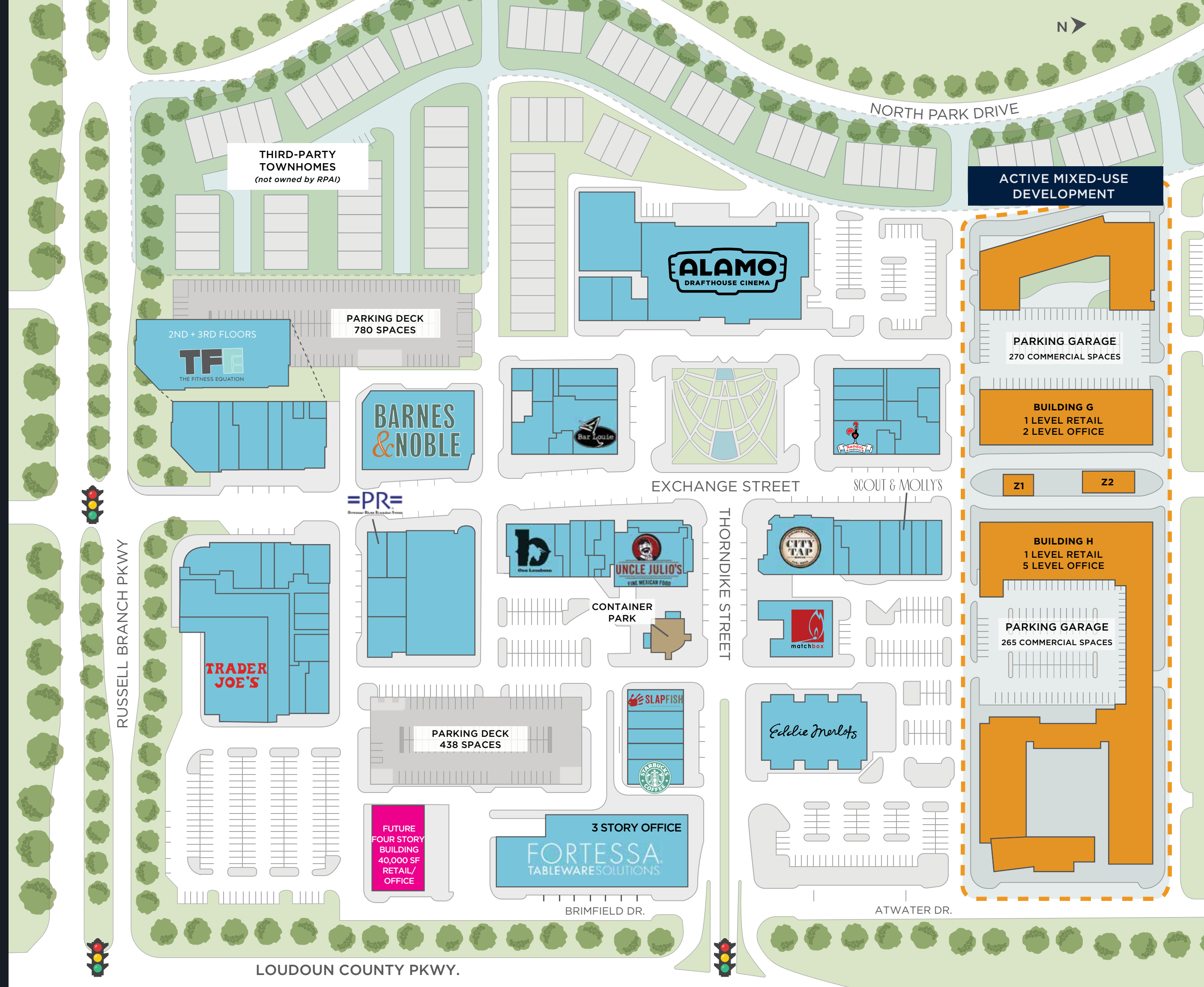
# SITE PLAN

20626 EASTHAMPTON PLAZA  
ASHBURN, VA 20147

GLA: 470,000 SF

RETAIL 328,000  
OFFICE 140,000

- EXISTING BUILDOUT
- FUTURE RETAIL/OFFICE DEVELOPMENT
- MIXED-USE EXPANSION UNDER DEVELOPMENT





Discover the new  
live, work, play.







Event programming  
regularly brings the  
neighborhood together



DOWNTOWN FEST  
FITNESS ON THE PLAZA  
CONCERT SERIES /  
KIDS CONCERT SERIES  
HALLOWEEN BARK BASH  
CHRISTMAS TREE LIGHTING  
& MORE!





## A compelling lineup of restaurants and bars



B BURGER BAR

BAR LOUIE

CITY TAP HOUSE

COPPERWOOD TAVERN

EDDIE MERLOT'S

ELEVATION BURGER

FANTASTICKS

FIREHOUSE SUBS

MATCHBOX

THE MEADOWS ORIGINAL  
FROZEN CUSTARD

NANDO'S PERI-PERI

OKADA JAPANESE RESTAURANT  
& SUSHI BAR

PHO-NOMENAL

PIND INDIAN CUISINE

SENSE OF THAI ST

SLAPFISH

SPINFIRE PIZZA

STARBUCKS COFFEE

TROPICAL SMOOTHIE CAFE

UNCLE JULIO'S

ZOES KITCHEN



## shops & services

ALAMO DRAFTHOUSE CINEMA

AMAZING LASH STUDIO

ANTHONY VINCE' NAIL SPA

AT&T

BARNES & NOBLE

CURRENT SALON &  
COLOR BAR

THE FITNESS EQUATION

FLOW BLOW DRY &  
BEAUTY BAR

FORTESSA TABLEWARE

THE JEANS WHISPERER

MUSE PAINT BAR

MYEYEDR.

POTOMAC CLEANERS

POTOMAC RIVER RUNNING STORE

RAYMER'S HOMEMADE CANDIES

SCOUT & MOLLY'S BOUTIQUE

SPORT CLIPS

SPRINT

STERLING RESTAURANT SUPPLY

TD AMERITRADE

TRADER JOES

VIRGINIA ABC

THE WISHING TREE

XFINITY

ZAKAA BRIDAL BOUTIQUE





With an urban-minded entertainment focus, like unparalleled access, visibility, parking, and residential density, the One Loudoun experience is unlike anything else in the marketplace.


**And we're not done yet...**







# One Loudoun by the numbers.


## 3-MILE RADIUS


  
**80,288**  
POPULATION


  
**\$186,288**  
AVERAGE HOUSEHOLD INCOME

  
**6.81%**  
PROJECTED POPULATION GROWTH (2021-2026)

## LOUDOUN COUNTY

  
**421,636**  
POPULATION

  
**\$188,451**  
AVERAGE HOUSEHOLD INCOME

  
**6.85%**  
PROJECTED POPULATION GROWTH (2021-2026)

SOURCE: CLARITAS - POP FACTS PREMIER 2021







**ONE LOUDOUN®**

44715 Brimfield Drive | Ashburn, VA 20147

DowntownOneLoudoun.com [f](#) [@](#) [t](#)

LEASING CONTACT:

**GREG GOLDBERG**

GGoldberg@kiterealty.com | 410.246.5599



20 South Meridian Street, Suite 1100, Indianapolis, IN 46204 | [www.kiterealty.com](http://www.kiterealty.com)  
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