

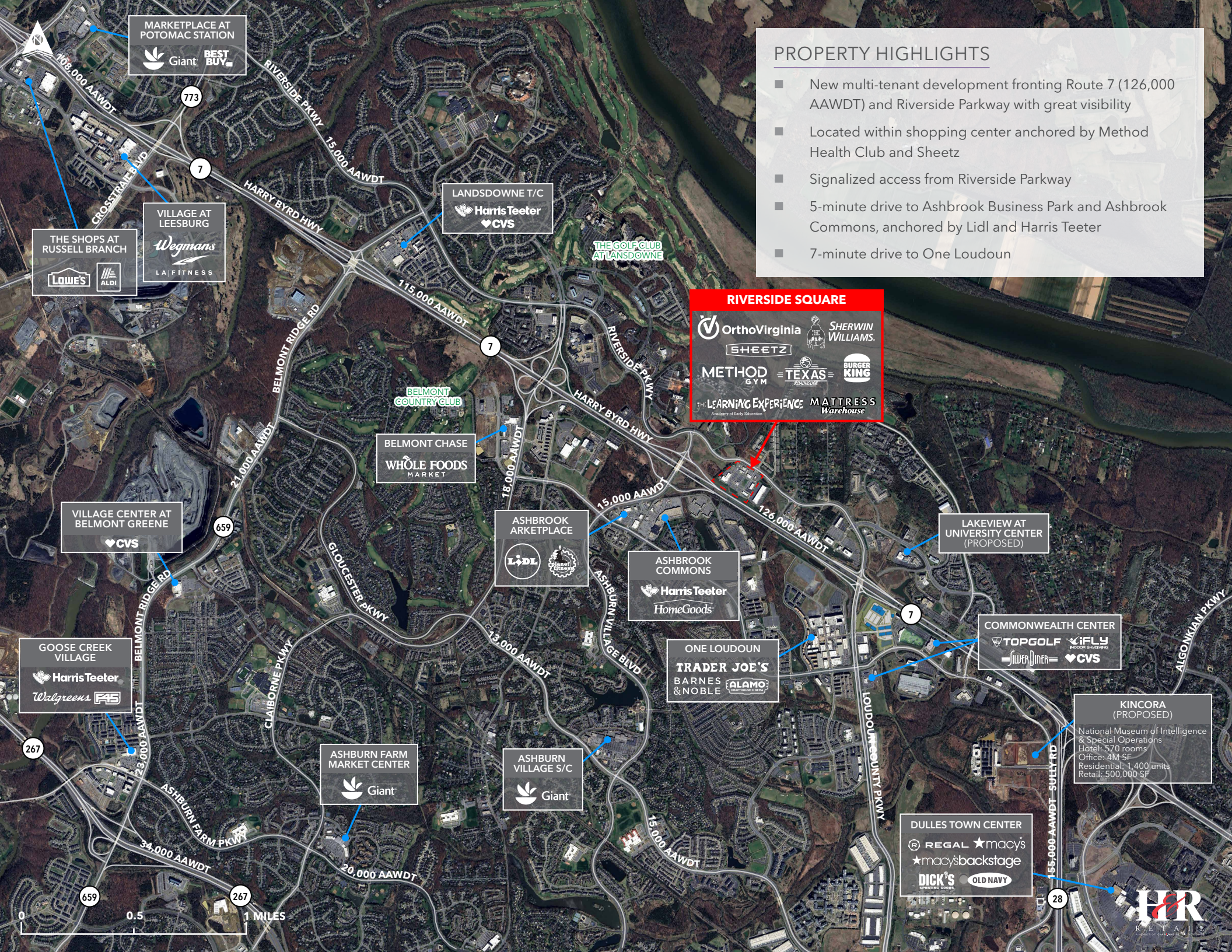


RIVERSIDE SQUARE

RIVERSIDE PARKWAY & RIVERSIDE COMMONS PLAZA | ASHBURN, VA 20147

NOT A PART

PROPOSED NEW MULTI-TENANT BUILDING
2,000 - 7,575 SF AVAILABLE



MARKETPLACE AT POTOMAC STATION
Giant BEST BUY

THE SHOPS AT RUSSELL BRANCH
LOWE'S ALDI

VILLAGE AT LEESBURG
Wegmans LAIFITNESS

LANDSDOWNE T/C
Harris Teeter CVS

THE GOLF CLUB AT LANDSDOWNE

RIVERSIDE SQUARE
OrthoVirginia SHEETZ SHERWIN WILLIAMS
METHOD GYM TEXAS BURGER KING
THE LEARNING EXPERIENCE MATTRESS Warehouse

BELMONT CHASE
WHOLE FOODS MARKET

ASHBROOK ARKETPLACE
LIDL

ASHBROOK COMMONS
Harris Teeter HomeGoods

ONE LOUDOUN
TRADER JOE'S BARNES & NOBLE ALAMO

LAKEVIEW AT UNIVERSITY CENTER (PROPOSED)

COMMONWEALTH CENTER
TOPGOLF VFLY Silver Diner CVS

KINCORA (PROPOSED)
National Museum of Intelligence & Special Operations
Hotel: 570 rooms
Office: 4M SF
Residential: 1,400 units
Retail: 500,000 SF

DULLES TOWN CENTER
REGAL macy's macy'sbackstage
DICK'S SPORTS GOODS OLD NAVY

VILLAGE CENTER AT BELMONT GREENE
CVS

GOOSE CREEK VILLAGE
Harris Teeter Walgreens F&S

ASHBURN FARM MARKET CENTER
Giant

ASHBURN VILLAGE S/C
Giant

- ### PROPERTY HIGHLIGHTS
- New multi-tenant development fronting Route 7 (126,000 AAWDT) and Riverside Parkway with great visibility
 - Located within shopping center anchored by Method Health Club and Sheetz
 - Signalized access from Riverside Parkway
 - 5-minute drive to Ashbrook Business Park and Ashbrook Commons, anchored by Lidl and Harris Teeter
 - 7-minute drive to One Loudoun



hhmi Howard Hughes Medical Institute

HELIX DR

FUTURE ASSISTED LIVING
(UNDER CONSTRUCTION)

PEARL CRESS SQ

SILVERY BLUE TERRACE

SMITH CIR

RIVERSIDE PKWY

7,575 SF
NEW MULTI-TENANT
BUILDING AVAILABLE

HOWARD HUGHES
MEDICAL INSTITUTE
(PERMANENT OPEN SPACE)

SHERWIN WILLIAMS
METHOD GYM

RIVERSIDE COMMONS PLZ

Ortho Virginia

FLAX SPACE
INCLUDING RETAIL
110,000 SF

LEXINGTON DR

ASHBURN VILLAGE BLVD
11,000 AAWDT

126,000 AAWDT

HARRY BYRD HWY

LOUDOUN WALK IN
MEDICAL CENTER

Available

0 100 FEET

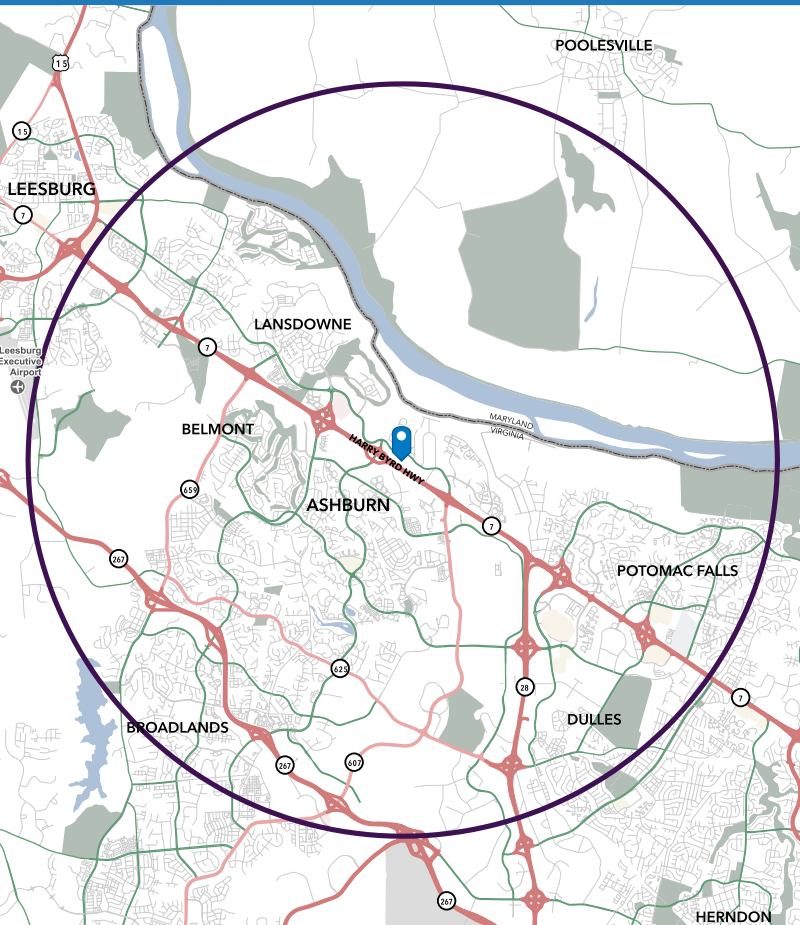
HR



ASHBURN, VA

DEMOGRAPHIC PROFILE (2026)

Riverside Square
5 Mile Ring



KEY FACTS

167,798

Population

38.8

Median Age

59,560

Households

EDUCATION



10%

High School Diploma



38%

Bachelor's Degree



29%

Graduate/Professional Degree

BUSINESS



6,232

Total Businesses



172,158

Daytime Population



444

Food Srv & Drinking Places

INCOME



\$171,209

Median Household Income

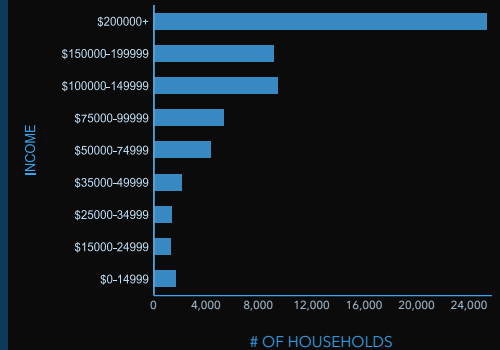


\$75,447

Per Capita Income

\$212,609

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

Professional Pride

24.1K (40.4%) of households

While these smart-home integrated neighborhoods can be found nationwide, they are most prevalent in the suburbs and exurbs of major metropolitan areas in the South and West. More than three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. More than half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles—many earning some of the highest salaries in the nation. Many households have two earners contributing to the household income, which tends to be in the upper tier. The housing stock is predominantly newly constructed, owner-occupied single-family homes equipped with luxury appliances.

- Residents tend to shop at large retail establishments. They often buy organic and frequent fast-casual restaurants.
- Home improvement projects are common, and homeowners often seek professional assistance for lawn landscaping.

Urban Chic

8,171 (13.7%) of households

Residents in this segment live in suburban areas with a notable presence also in urban vicinities, mostly near the large, coastal metropolitan areas in California, New York, Massachusetts, and Washington. Predominantly composed of married couples raising young children, though a notable portion are individuals living alone. This segment has higher-than-average educational attainment levels. Many are employed in the technology, health-care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally are in the upper tier, and many are significantly higher than the national average. This segment also has higher overall net worth and retirement savings.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.

Modern Minds

8,092 (13.6%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and household incomes are often in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles.

- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.
- In their downtime, they enjoy physical and digital books, audiobooks, podcasts, and trending TV shows.



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