

ASHBURN FARM MARKET CENTER

ASHBURN, VA



SIZE

91,905 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	14,566	88,280	178,983
Households	4,785	30,957	61,342
Median HH Income (\$)	166,983	168,121	166,242

MAJOR TENANT(S)

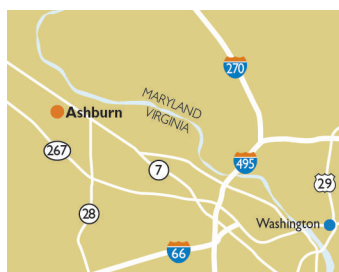
Giant
Domino's Pizza
The UPS Store

LEASING CONTACT

Andrew Schrage
Mobile (317) 508-8119
aschrage@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

43330 Junction Plaza | Ashburn, VA 20147

PROPERTY HIGHLIGHTS

- Anchored by Giant with The UPS Store
- Other national tenants include Domino's Pizza, Edward Jones, AT&T, Subway and Mathnasium
- Located at the intersection of Ashburn Farm Parkway (20,700 VPD) and Claiborne Parkway (19,800 VPD)
- Population exceeds 88,200 in a three-mile radius with an average household income greater than \$197,300



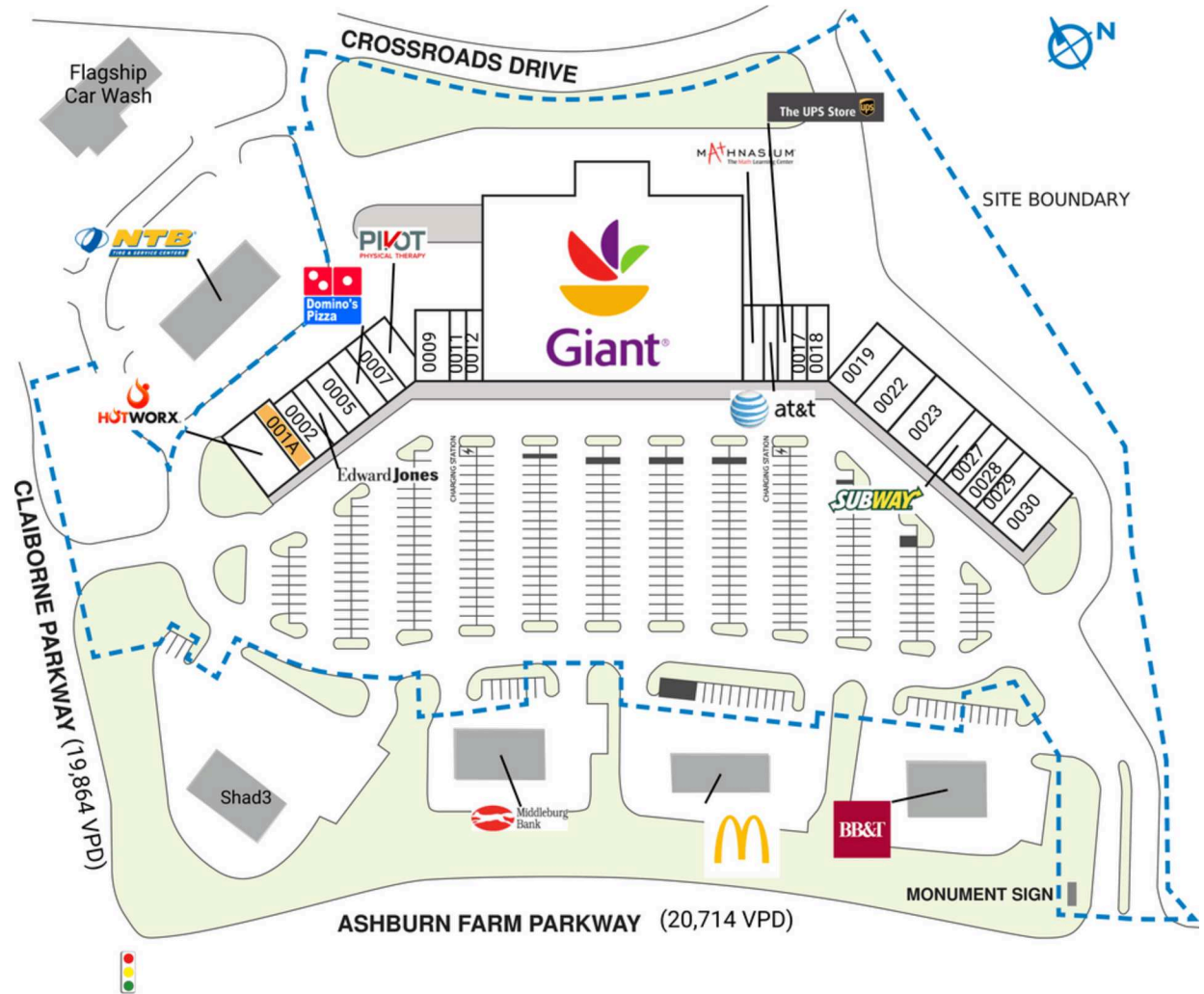
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		
Shad1	McDonald's		0012 Dulles Barber Shop	1,079 SF
Shad2	Middleburg Bank		0013 Giant	48,999 SF
Shad3	Exxon		0014 Mathnasium	1,529 SF
Shad4	NTB Tire & Services Centers		0015 AT&T	1,123 SF
Shad5	Flagship Car Wash		0016 The UPS Store	1,123 SF
Shad6	BB&T		0017 VA Kabob House	1,123 SF
0001	HOTWORX	2,264 SF	0018 Ashburn Tobacco & Cigar	1,523 SF
001A	AVAILABLE	2,241 SF	0019 Ashburn Farm Animal Hospital	2,473 SF
0002	SR Coffee Co.	1,400 SF	0022 Belly Rubs	2,800 SF
0003	Edward Jones	1,050 SF	0023 Honey Pig Korean BBQ	4,200 SF
0005	Sparks Martial Arts	2,100 SF	0026 Subway	1,400 SF
0006	Domino's Pizza	1,400 SF	0027 Deelish Thai	1,400 SF
0007	Your Eye Doctor	1,400 SF	0028 MIRZAAN	1,400 SF
0008	Pivot Physical Therapy of Metro DC	2,100 SF	0029 Bubblebee Ramen	1,400 SF
0009	Beauty Touch Nail Care & Day Spa	2,505 SF	0030 Nagoya Steak and Seafood	2,823 SF
0011	New AFT Cleaners	1,050 SF		
			TOTAL SQ. FT.	91,905

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

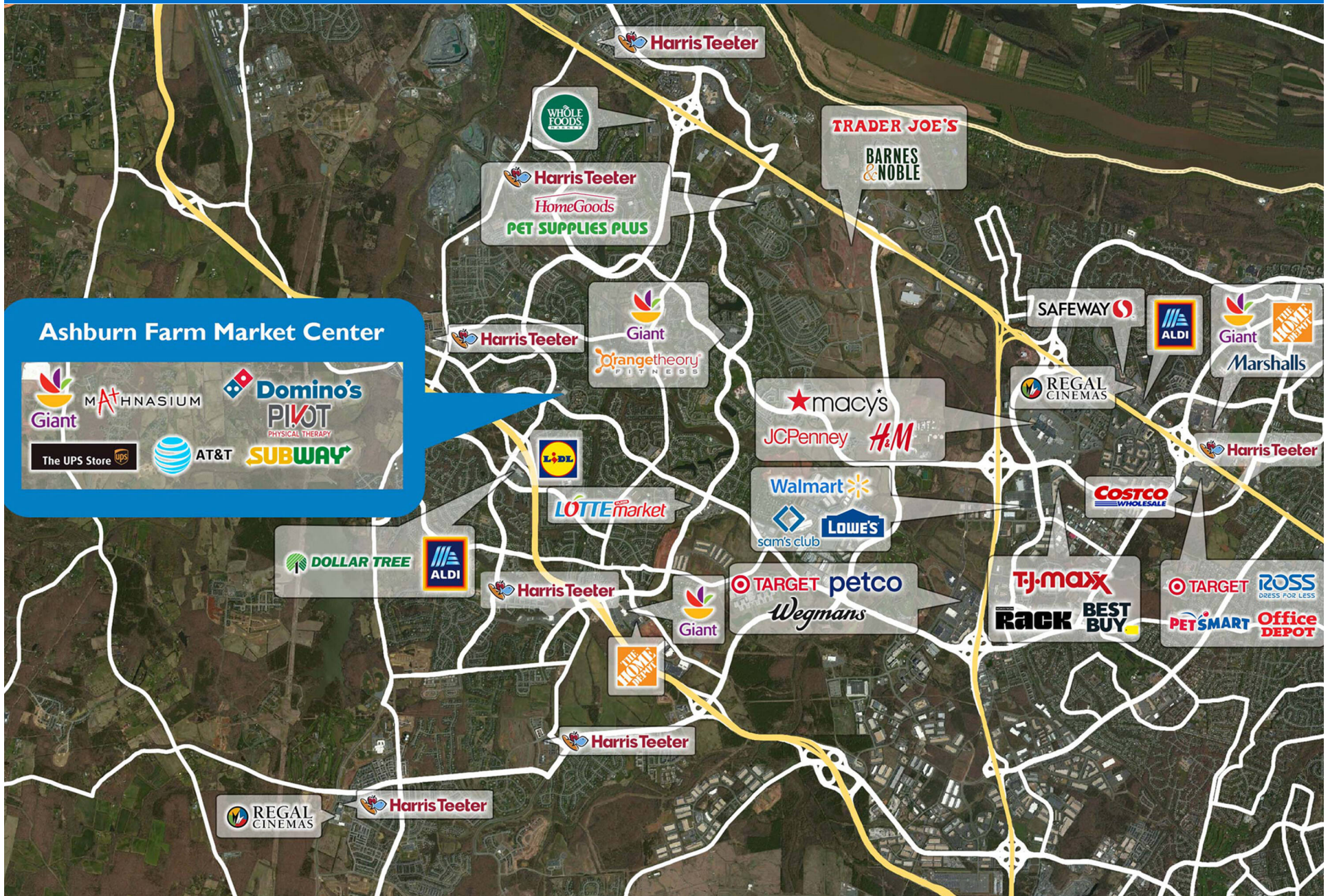
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.03694

Longitude: -77.501252

Ashburn Farm Market Center Ashburn, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,566	88,280	178,983
	2028 Projected Population	15,517	96,159	195,924
	2010 Census Population	13,877	63,949	126,336
	2000 Census Population	10,989	30,929	51,395
	1990 Census Population	1,482	3,688	12,846
	Historical Annual Growth 1990 to 2000	22.19%	23.70%	14.87%
	Historical Annual Growth 2000 to 2010	2.36%	7.53%	9.41%
	Estimated Annual Growth 2010 to 2023	0.35%	2.37%	2.57%
	Projected Annual Growth 2023 to 2028	1.27%	1.72%	1.83%
	Median Age	38.9	39.6	38.7
Households	Q4 2023 Estimated Households	4,785	30,957	61,342
	2028 Projected Households	5,099	33,787	67,177
	2010 Census Households	4,508	21,732	43,034
	2000 Census Households	3,608	10,210	17,772
	1990 Census Households	521	1,324	4,471
	Historical Annual Growth 1990 to 2000	21.35%	22.66%	14.80%
	Historical Annual Growth 2000 to 2010	2.25%	7.85%	9.25%
	Estimated Annual Growth 2010 to 2023	0.44%	2.61%	2.61%
	Projected Annual Growth 2023 to 2028	1.28%	1.76%	1.83%
	Population per Household	3.04	2.85	2.91
Population by Race	White	61.4%	54.3%	50.7%
	Black or African American	5.8%	7.1%	7.7%
	Asian & Pacific Islander	16.4%	23.2%	25.1%
	Other Races	5.6%	5.7%	5.5%
	Hispanic Population	10.7%	9.7%	10.9%
Income	Average Household Income	\$195,301	\$197,341	\$198,570
	Median Household Income	\$166,983	\$168,121	\$166,242
	Per Capita Income	\$64,157	\$69,318	\$68,159
Education (Age 25+)	Elementary	1.5%	1.4%	1.9%
	Some High School	1.9%	2.0%	2.2%
	High School Graduate	8.5%	9.4%	9.6%
	Some College	11.5%	12.0%	12.0%
	Associates Degree Only	6.7%	5.7%	5.8%
	Bachelors Degree Only	41.3%	38.3%	37.9%
	Graduate Degree	28.5%	31.2%	30.6%
Business	Number of Businesses	342	2,899	6,301
	Total Number of Employees	4,160	33,396	81,146
	Employees per Business	12.15	11.52	12.88
	Residential Population per Business	42.54	30.46	28.41

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.