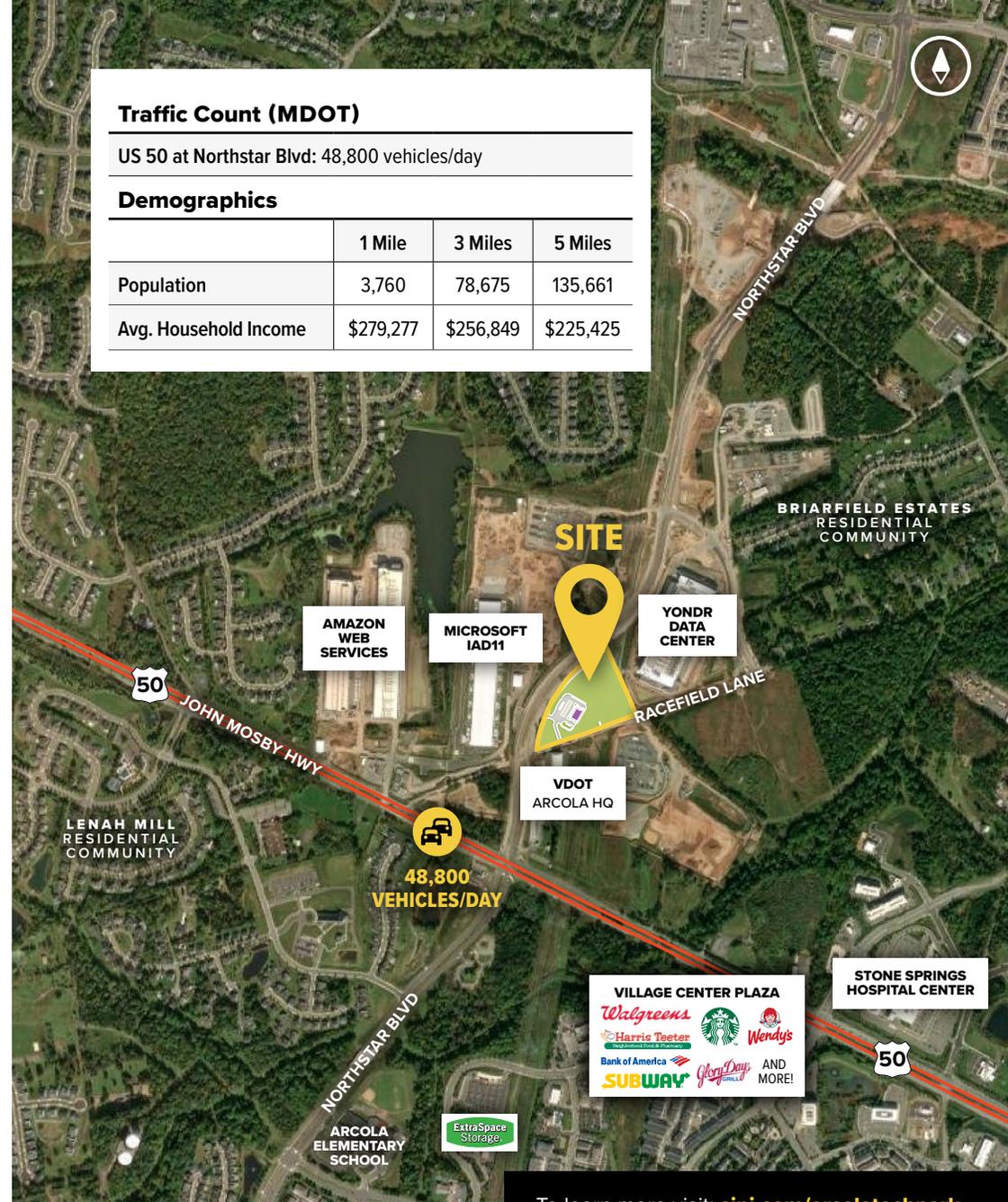
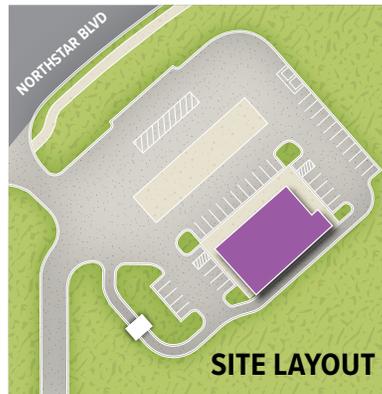
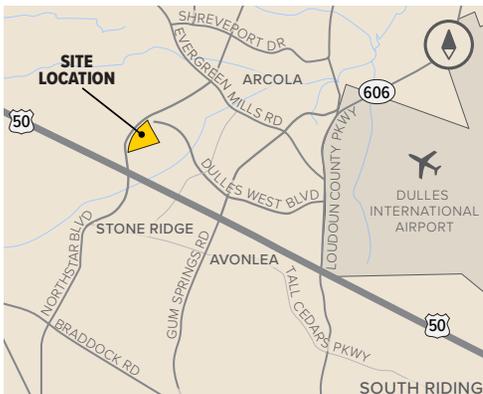




PERFECTLY POSITIONED: Convenience Store Pad Site in Loudoun County

Aldie, VA, 20105

- 9.41-acre pad site in Loudoun County, VA, designed specifically for a convenience store with parking and optimal ingress/egress
- Premier visibility and direct access from newly constructed Northstar Boulevard, a major north-south arterial connecting Route 50 to the surrounding communities
- Located in the Aldie submarket, part of Loudoun County, one of the nation's wealthiest and fastest-growing counties
- Surrounded by high-income residential communities, including Willowsford, Lenah Mill, and Aldie Estates



Traffic Count (MDOT)

US 50 at Northstar Blvd: 48,800 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,760	78,675	135,661
Avg. Household Income	\$279,277	\$256,849	\$225,425

SITE

AMAZON WEB SERVICES

MICROSOFT IAD11

YONDR DATA CENTER

VDOT ARCOLA HQ

48,800 VEHICLES/DAY

VILLAGE CENTER PLAZA
Walgreens, Harris Teeter, Starbucks, Wendy's, Bank of America, SUBWAY, GogoDays, AND MORE!

STONE SPRINGS HOSPITAL CENTER

ARCOLA ELEMENTARY SCHOOL

ExtraSpace Storage

To learn more visit: sjpi.com/arcolatechpark

For additional information, contact:

Matthew Holbrook, Regional Partner
703.858.9215 | MHolbrook@sjpi.com

Bill Holzman, Vice President, Retail Leasing
410.369.1240 | BHolzman@sjpi.com