

NEW REMARKABLE



LOCATION IS EVERYTHING

On-Site Metro

10,000+ Riders
Estimated Per Day
Metro Opening 2022

On-site bus transit facility

Garage Parking

Dulles Greenway Direct Access

Dulles International Airport

10 minute drive

Reston

15 minute drive

Washington DC

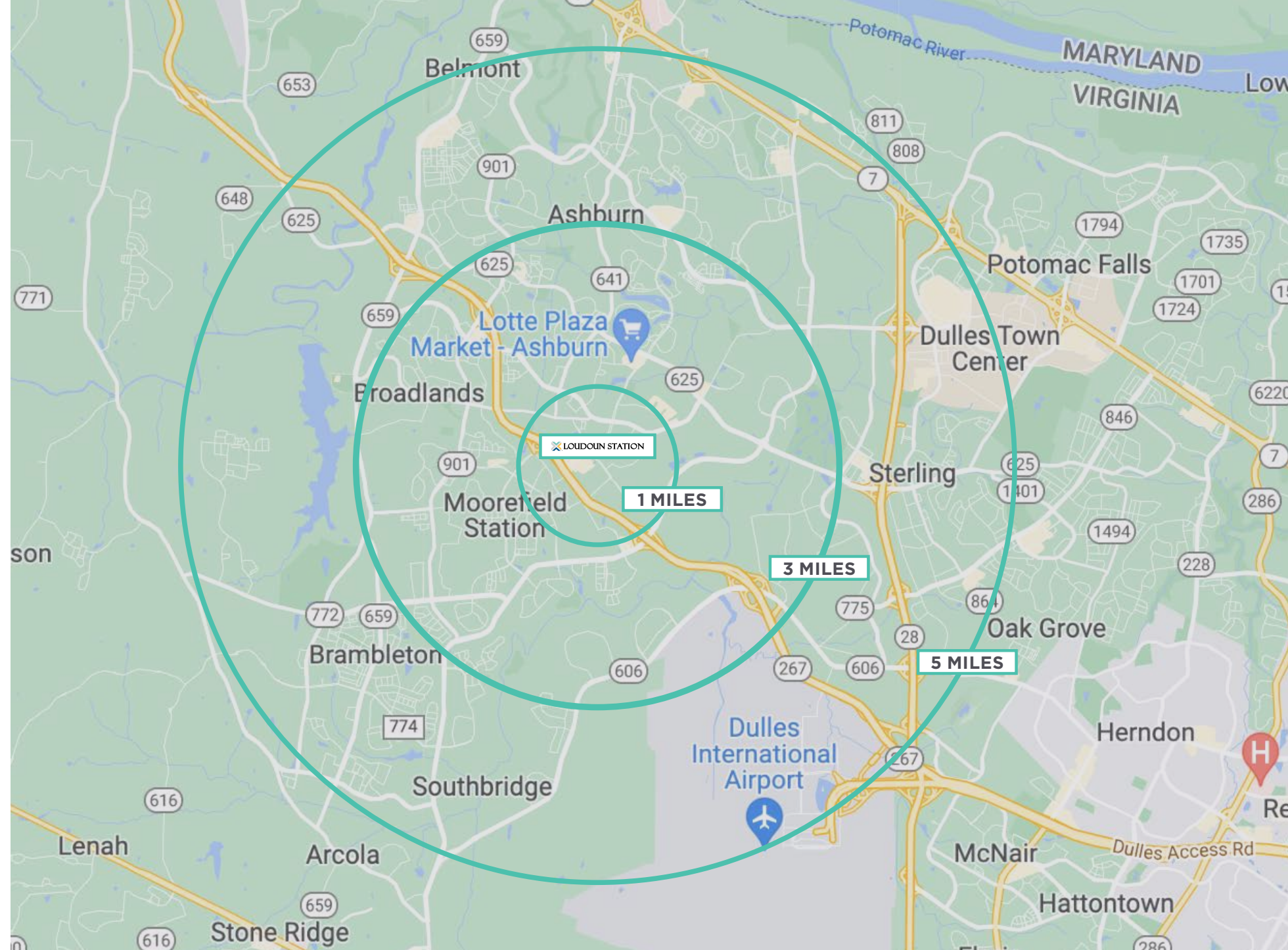
32 minute drive
One seat Metro ride
to DC



LOCATION AND DEMOGRAPHICS

| | 1 MILES | 3 MILES | 5 MILES |
|---------------------------|-----------|-----------|-----------|
| POPULATION | 12,008 | 85,832 | 186,401 |
| DAYTIME POPULATION | 8,550 | 80,835 | 191,984 |
| HOUSEHOLDS | 4,430 | 28,934 | 63,329 |
| AVERAGE HH INCOME | \$162,754 | \$162,754 | \$190,970 |
| MEDIAN HH INCOME | \$126,568 | \$163,050 | \$153,366 |
| MEDIAN AGE | 34 | 35 | 36 |

TRAFFIC COUNTS 2021
 Dulles Toll Road: 102,232 AADT
 Shellhorn Road: 10,371 AADT

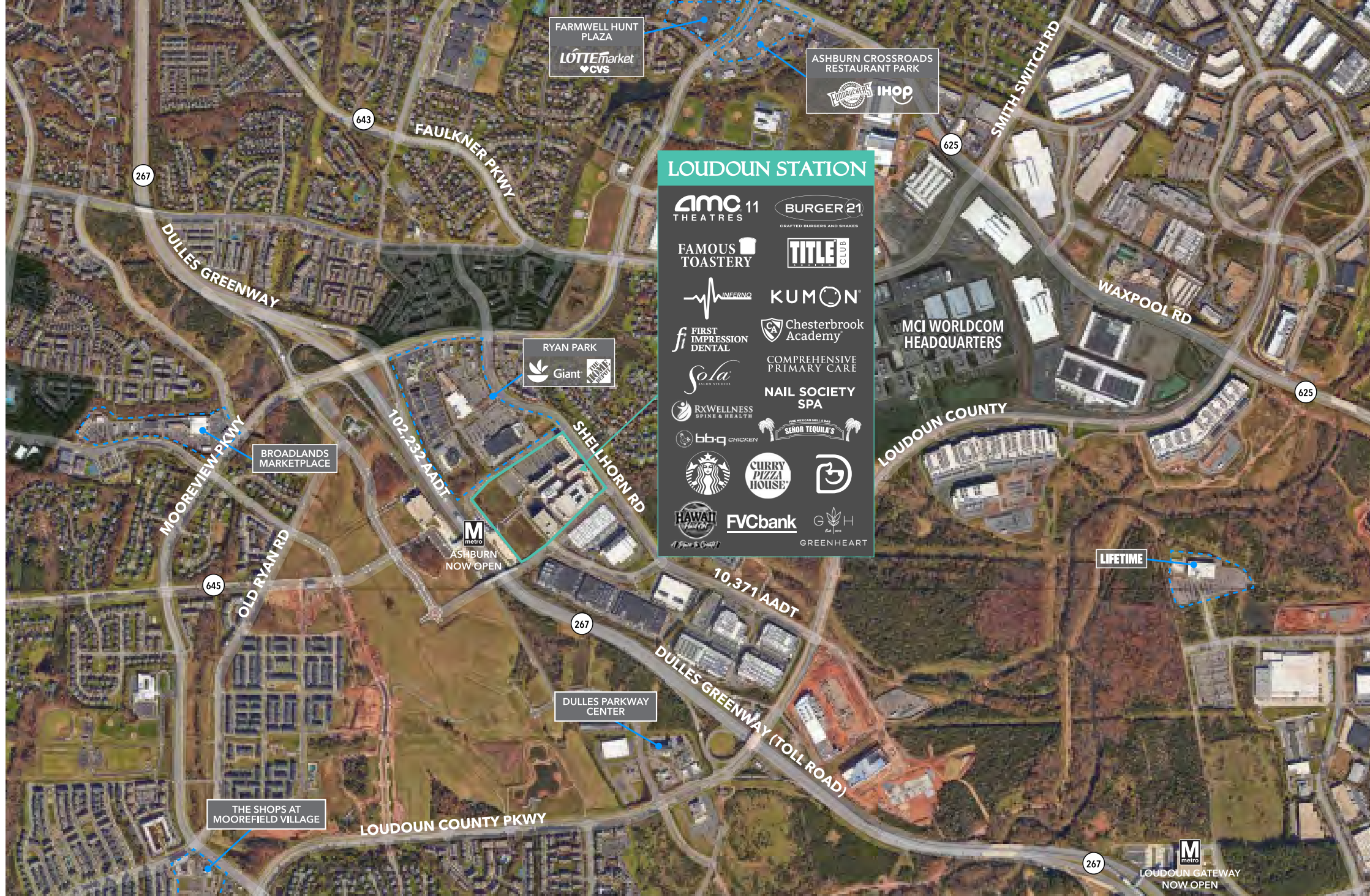




LOUDDOUN STATION SITE PLAN

| TENANT | BUILDING & SUITE | AVAILABLE DATE | SIZE (SF) |
|---------------------------------|------------------|----------------|-----------|
| Comprehensive Primary Care | A 160N | | 2,687 |
| AVAILABLE | A 140N | | 1,825 |
| D1 Training DO NOT DISTURB | A 120N | | 4,360 |
| First Impression Dental | A 100N | | 2,323 |
| Greenheart | A 175S | | 1,928 |
| AVAILABLE | A 150S | 10/1/26 | 1,571 |
| AVAILABLE | A 125S | | 1,459 |
| Burger 21 DO NOT DISTURB | A 100S | 2/1/26 | 3,286 |
| Famous Toastery | D 150N | | 4,619 |
| RX Wellness Spine & Health | D 100N | | 2,585 |
| Pulse Pole | D 180S | | 1,423 |
| Pulse Inferno | D 165S | | 3,524 |
| Senor Tequila's | D 100S | | 6,128 |
| AVAILABLE 2ND GEN RESTAURANT | B100N | | 12,034 |
| Kumon | B 100S | | 2,080 |
| Nail Society Spa DO NOT DISTURB | B 140S | | 1,657 |
| AVAILABLE | B 145S | | 1,360 |
| bb.q Chicken | B 150S | | 3,005 |
| AT LEASE | C 150 | | 6,470 |
| Hawaii Fluid Art | C 100 | | 1,630 |
| AMC Theatre | | | 53,601 |
| Dogtopia | E 100 | | 5,610 |
| AVAILABLE | E 110 | | 6,381 |
| Sola Salon Studios | | | 6,364 |
| Starbucks | F 100 | | 1,877 |
| AVAILABLE | F 110 | | 2,601 |
| Curry Pizza House | F 120 | | 2,109 |
| Chesterbrook Academy | Garage Retail | | 18,000 |

AREA MAP



IT'S A LIFESTYLE

Thriving lifestyle destination that appeals to everyone, from foodies to movie-lovers to dog walkers

Loudoun Station is an expanding, mixed-use, transit-oriented development

Surrounded by diverse dining and services

Home of Loudoun Economic Development Authority

Metro now open

Ample parking and on-site access to Metro's Silver line and major thoroughfares

District Park provides a central green and plaza, playground, splashpad and amphitheater

Community events



COMSTOCK



LOUDOUNSTATION.COM



LOUDOUN STATION NEIGHBORHOOD

Loudoun Station Is the Only Transit-oriented, Mixed-Use Development in Loudoun County

A limited collection of exclusive residences, premier office buildings, exciting retail including national brands, District Park, ample parking, and an inspiring hotel. Loudoun Station is conveniently located at the terminus of Metro's Silver Line.

Currently, Loudoun Station has 690,000 square feet of mixed-use development completed. What makes Loudoun Station METRO + METROPOLITAN?

173,000 SF Restaurants, Shops, and Retail

900+ Residential Units

517,000 SF Class A Office

3,900 Metro Garage Parking Spaces

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