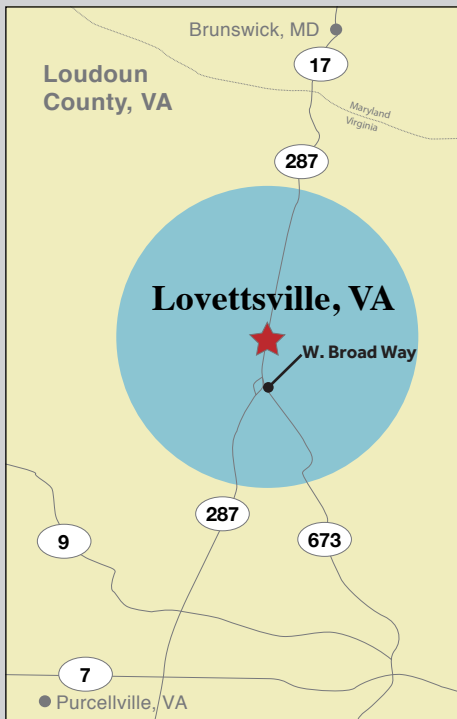


RETAIL SPACE FOR LEASE

The new and exciting downtown area in the Town of Lovettsville and a destination for the surrounding area of western Loudoun County.

WHERE WE ARE



ADDRESS

18 & 20 Town Square
Lovettsville, VA 20180

CONTACT INFO

Judd Bostian
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703.448.4312

Patrick Hayden
phayden@nvretail.com
703.448.4307

18,000 SF of Class A Retail

Fronting VA Rt. 287
(12,000 VPD)



CURRENT CO-TENANCY



HIGHLIGHTS

- Lovettsville Square is a dazzling neighborhood shopping center venue with vivid "Town Center" appeal – conveniently located in the heart of Lovettsville, VA (Loudoun County).
- The site directly fronts Berlin Turnpike (VA Rt. 287) – the busy regional north-south connector between Purcellville, VA and Brunswick, MD.
- Phase I (18,000 SF) of the retail project is open and operating (with strong leasing momentum and quality co-tenancy), while Phase II is currently in the development planning stages.
- The Lovettsville trade area enjoys average household incomes of \$121,000+ and a population of approximately 20,000 within a five (5) mile trade radius.
- Phase I of the center has ample dedicated retail parking (90+ spaces), and highly desirable signage opportunity facing VA 287.

DEMOGRAPHICS 2017

DISTANCE RING	3 Miles	4 Miles	5 Miles
Population	9,114	15,063	17,850
Avg. HH Income	\$125,189	\$118,049	\$121,559

DEMOGRAPHICS 2022

DISTANCE RING	3 Miles	4 Miles	5 Miles
Population	10,293	16,668	19,726
Avg. HH Income	\$141,368	\$134,271	\$137,577

SITE MAP



AVAILABILITIES

BUILDING B RETAIL: 18,000 s.f. #H - 4,856sf
(divisible to 2,400 s.f.)

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SITE PLAN

