

**WELCOME TO
RIVERSIDE
SQUARE**

**SHOPS & SERVICES IN THE
HEART OF ASHBURN, VA**



Monument
RETAIL

RIVERSIDE SQUARE AT-A-GLANCE

166,000 SF
multi-use complex, fronting
Route 7 and Riverside Parkway



Highly visible to
Route 7 and Riverside
Parkway traffic
of 93,000 vehicles
per day



Easy access to
residential population
of 427,592 people
(10 mile radius)



Easy access to the
171,933 households
(10 mile radius)



\$156,821 Ave. HHI
(10 mile radius)



Direct access to
9,853 people
(1 mile radius)



Direct to 4,114
Households
(1 mile radius)



\$147,400 Ave
HHI
(1 mile radius)

Key Service Offerings in the Square:

Sheetz
*Gasoline and
convenience store*

Oak Health Club
Wellness

OrthoVirginia
Healthcare

The Learning Experience
Childcare

Texas Roadhouse
Food & Beverage

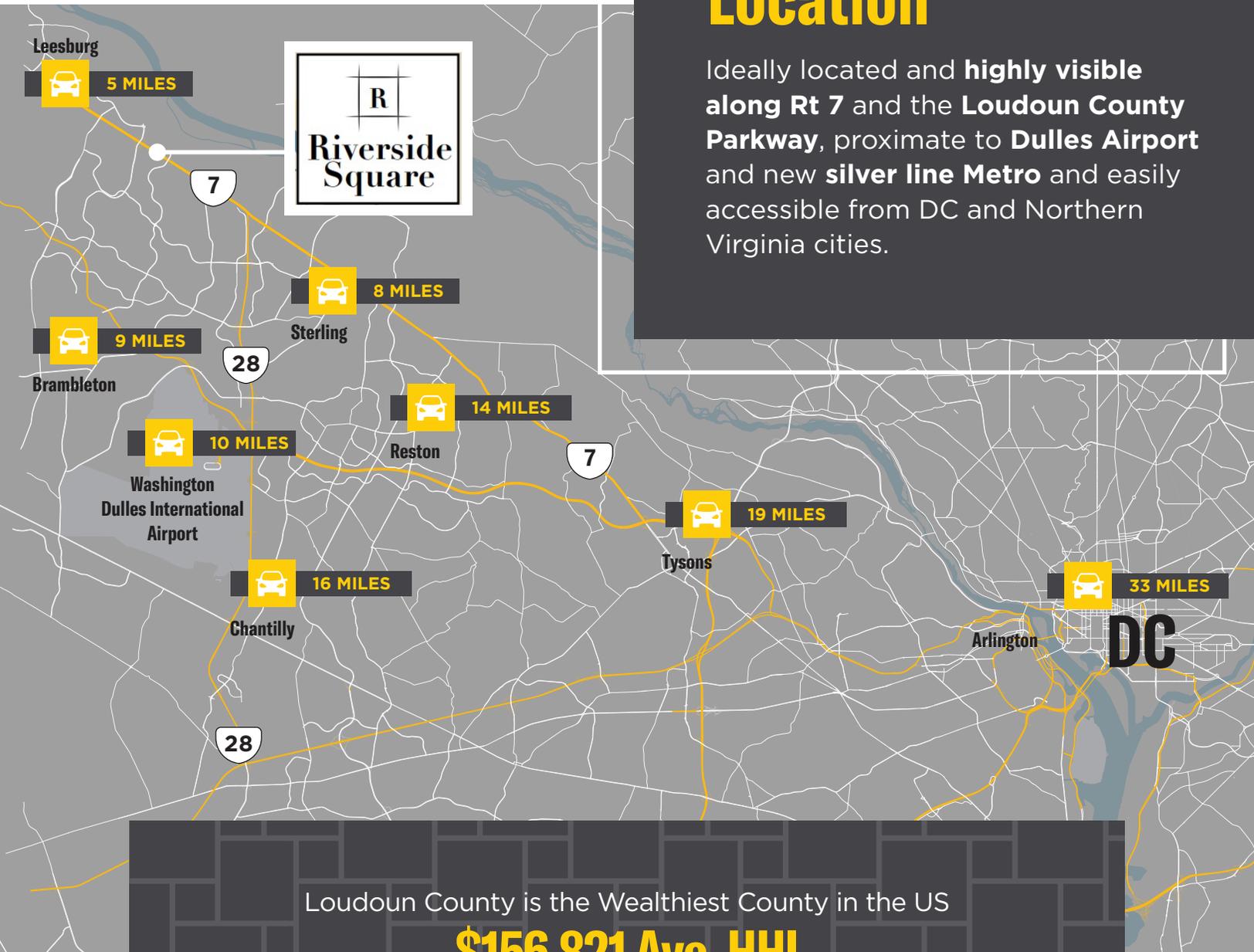
Route 7 Brewery
Food & Beverage

The Ball Park
Sports facility



Location

Ideally located and **highly visible** along **Rt 7** and the **Loudoun County Parkway**, proximate to **Dulles Airport** and new **silver line Metro** and easily accessible from DC and Northern Virginia cities.



Loudoun County is the Wealthiest County in the US

\$156,821 Ave. HHI

Hosting a Major Population of

427,592 People

Growth Projection of

8.1% by 2027

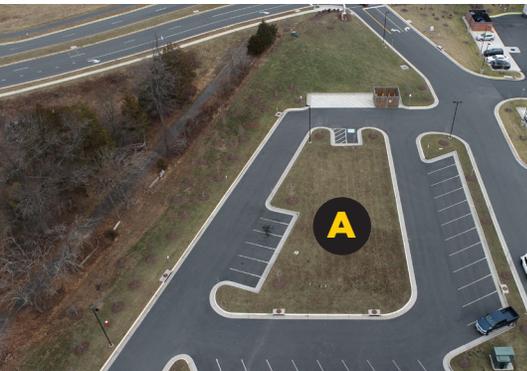
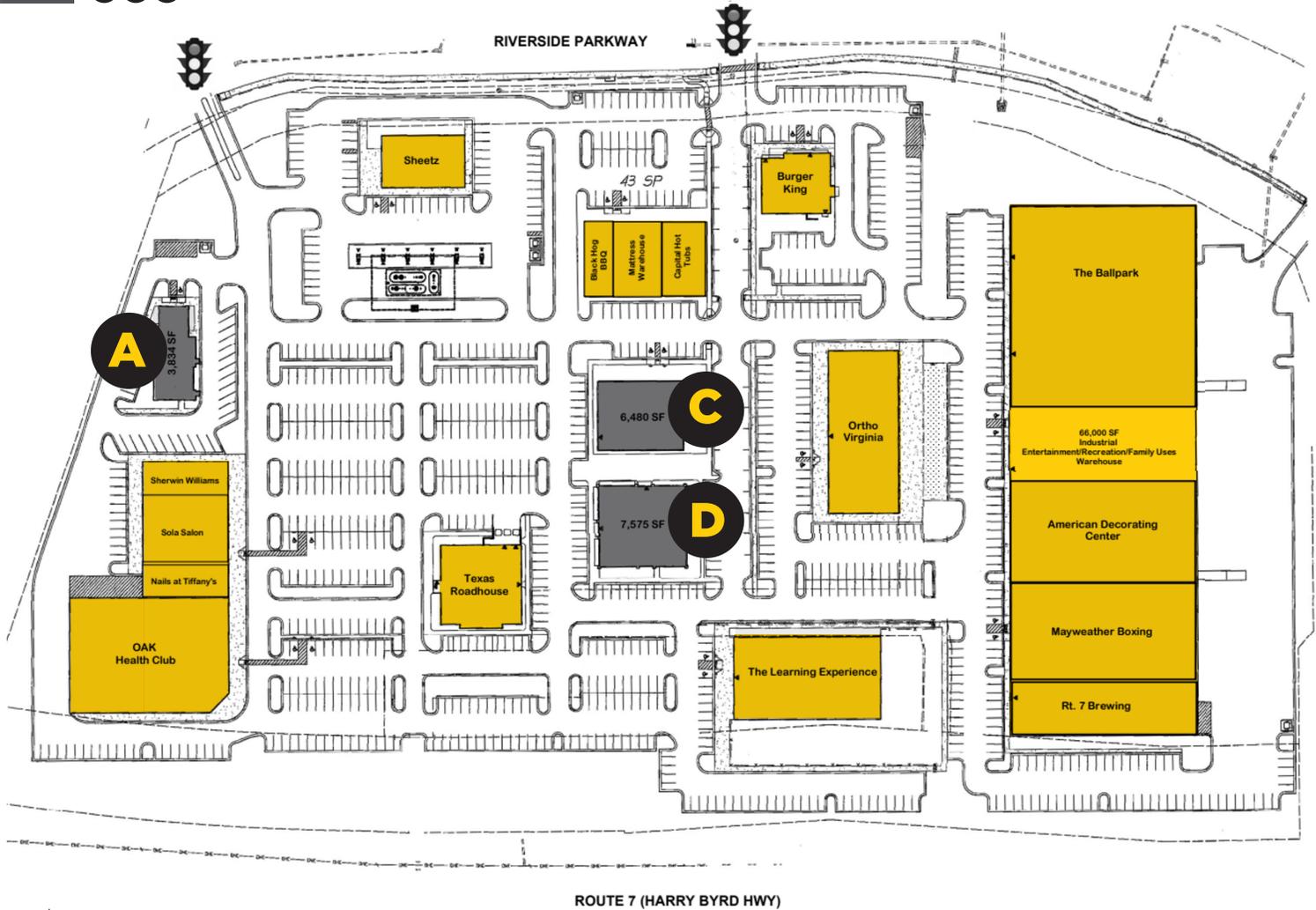
Site & Opportunity

Only 3 pad sites available within the square, totaling 17,889 SF remaining.

Three separate pad sites available for ground lease or sale.

 Signed / Occupied

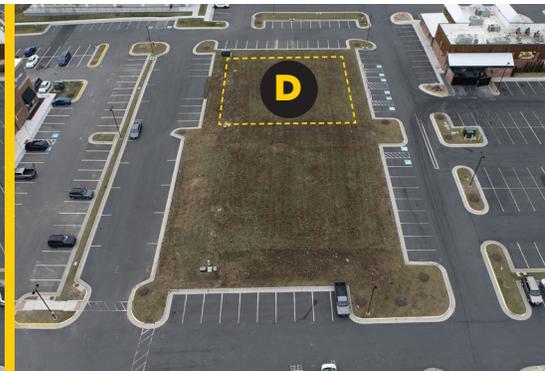
 **A C D** Available (Pad Sites)



3,834 SF Pad Site



6,480 SF Pad Site



7,575 SF Pad Site

Current Pad Retailers

and Available Opportunities

Sheetz



OrthoVirginia



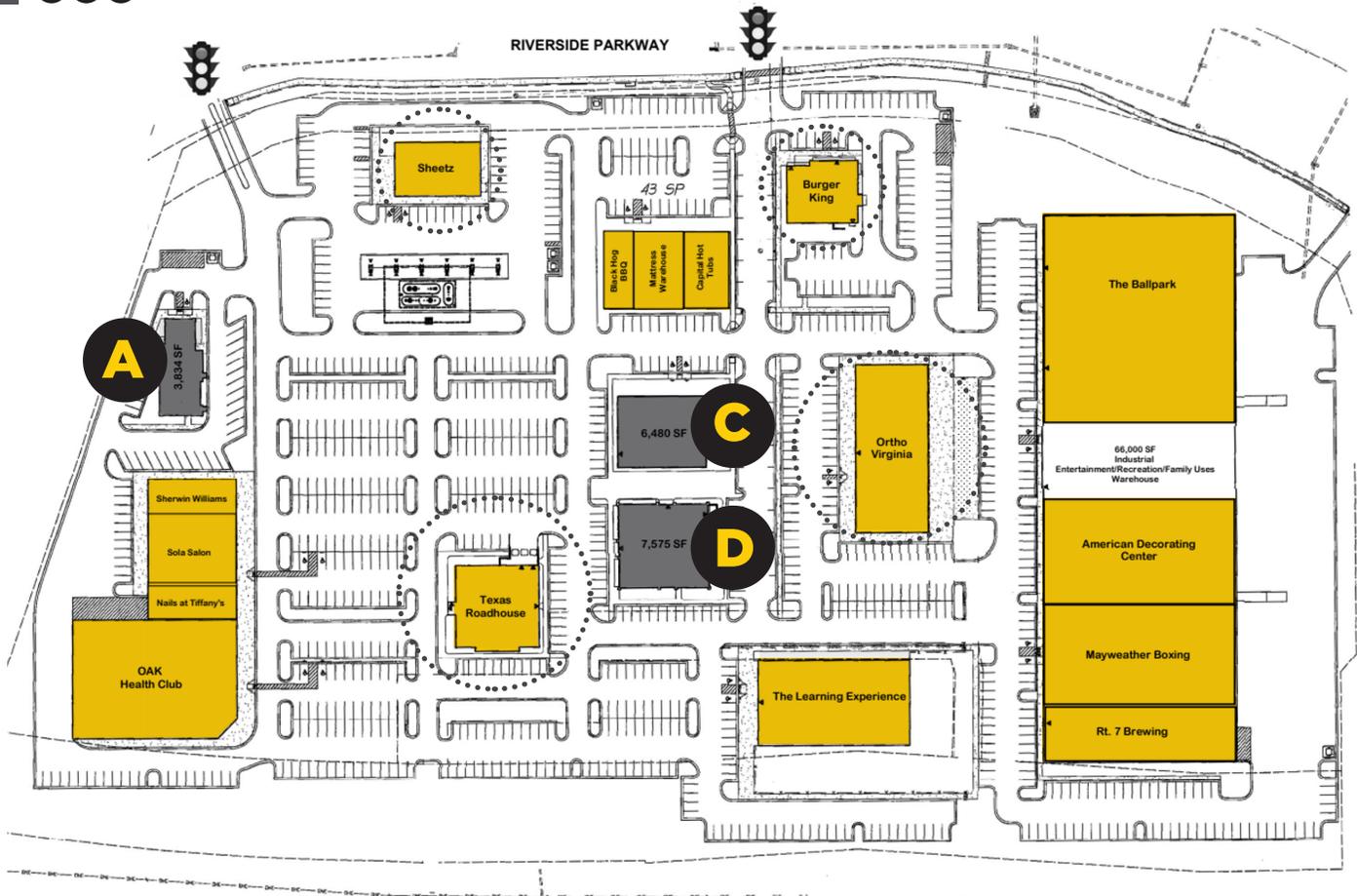
Burger King



Texas Roadhouse



- Signed / Occupied
- A C D** Available (Pad Sites)



Site



Drive Thru Opportunity

Highly visible site from Riverside Parkway and Rt. 7



Pad Site
98' x 42'

1 Story, Building HGT
45'

G.S.F.
3,834

Approved building
signage per County
ordinance

Entrance pylon
availability

Slab
283.00

**Adjoining
Parking Spots**
19



Site



In-Center Pad Site Available

Highly visible site from Rt. 7

On direct entry path from traffic light entrance



Building Footprint
90' x 72'

1 Story, Building HGT
25'

G.S.F.
6,480

Approved building
signage per County
ordinance

Entrance pylon
availability

Slab
278.20

**Adjoining
Parking Spots**
30



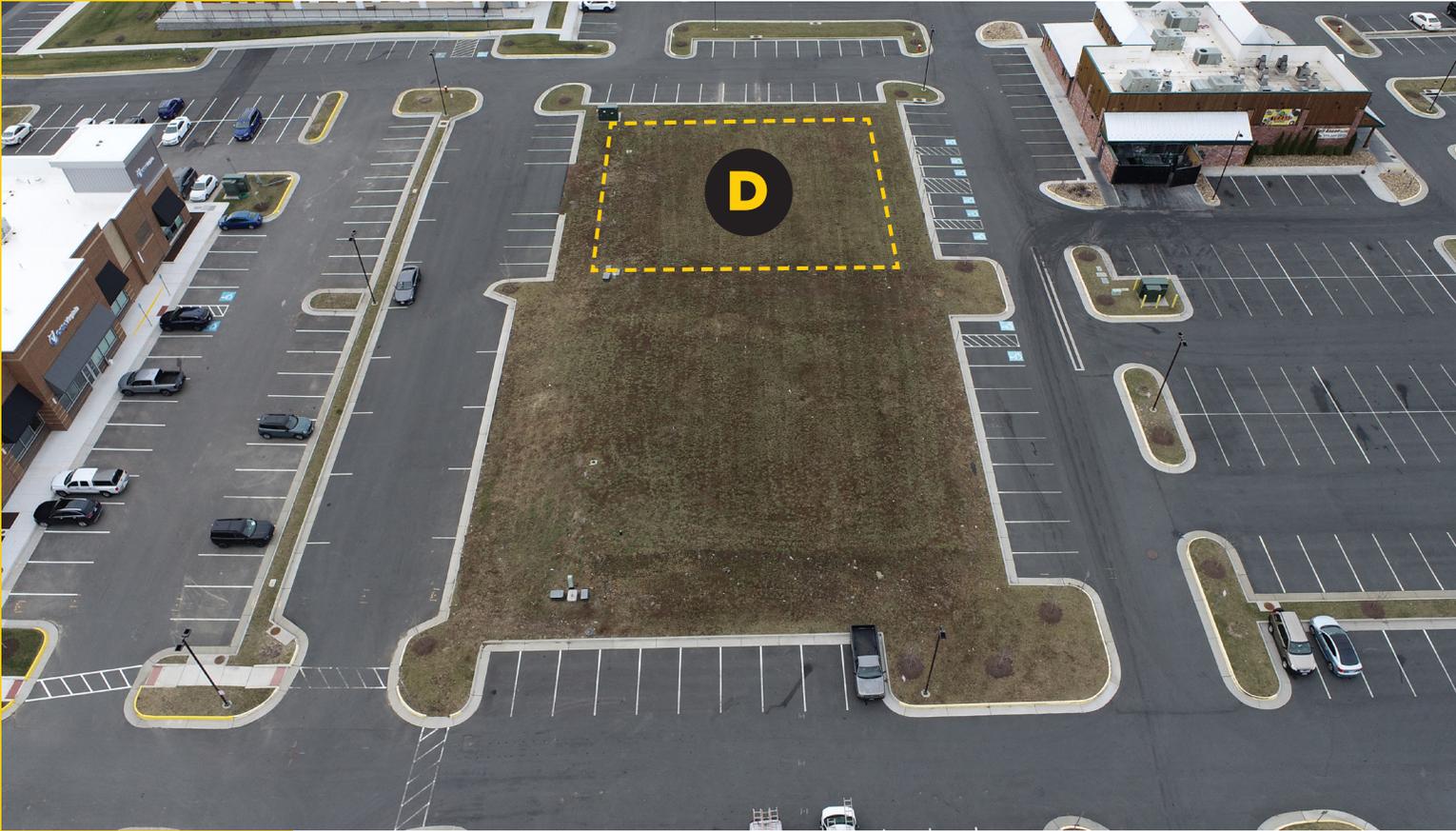
Site



In-Center Pad Site Available

Highly visible site from Rt. 7

On direct entry path from traffic light entrance



Building Footprint
91' x 85'

1 Story, Building HGT
25'

G.S.F.
7,575

Approved building
signage per County
ordinance

Entrance pylon
availability

Slab
279.40

**Adjoining
Parking Spots**
31

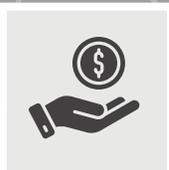


In Residence

We're in a great neighborhood!

Loudoun is the wealthiest county in the US with an average household income of \$156,821 and median home value of \$569,100. 70% of the homes are owner occupied.

Down the road from **Ashbrook Place, Belmont Country Club, and George Washington University**.



\$156,821

Average Household Income



\$569,100

Median Home Value

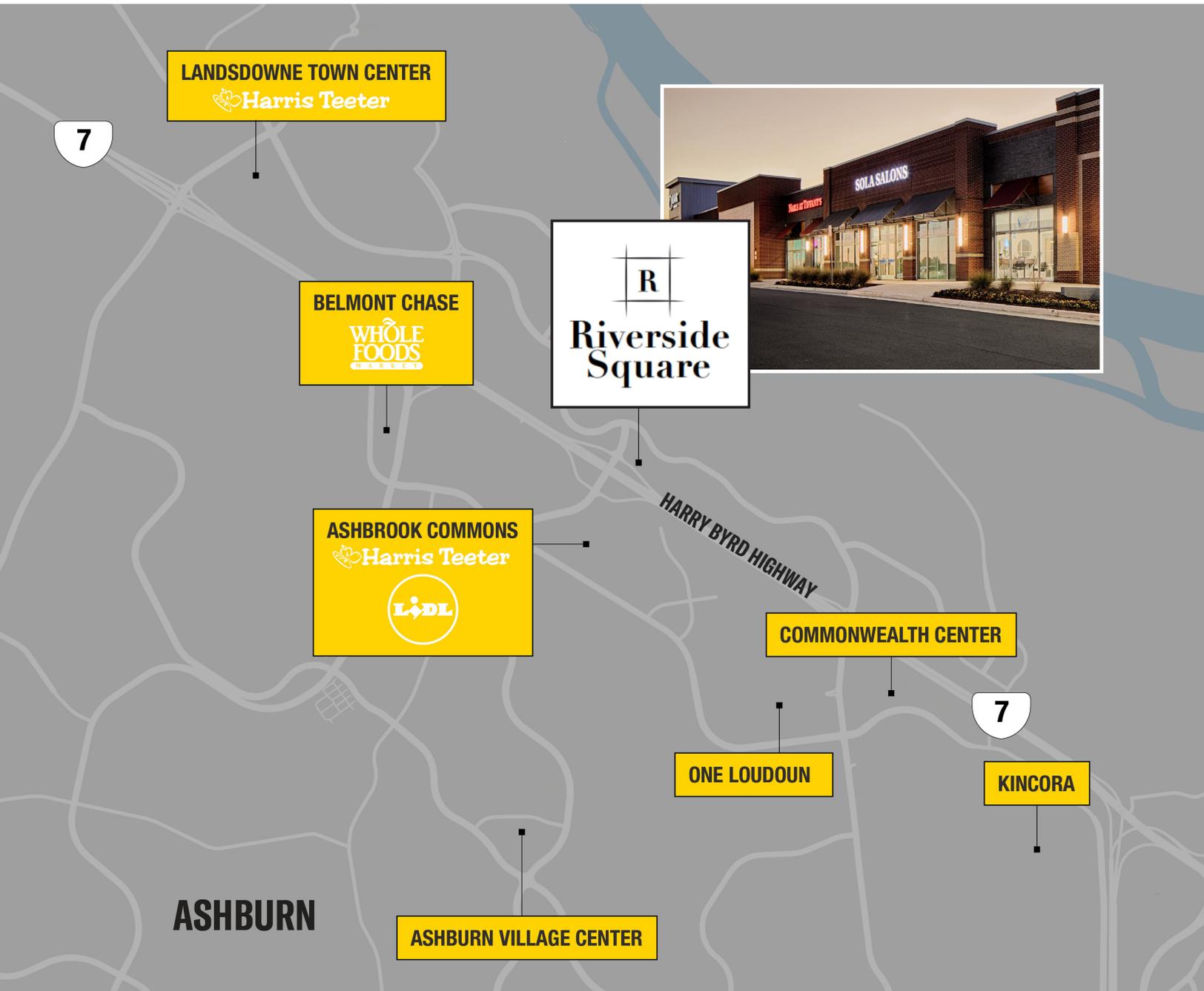


70%

Of Homes are Owner Occupied



Surrounding Retail





ONCOLOGY REHAB, ORTHODONTICS,
SPINE SOLUTIONS, ORAL SURGEONS


OrthoVirginia
ORTHOVIRGINIA: ASHBURN

 **INOVA HEALTH SYSTEM**
INOVA →

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC
← GWU

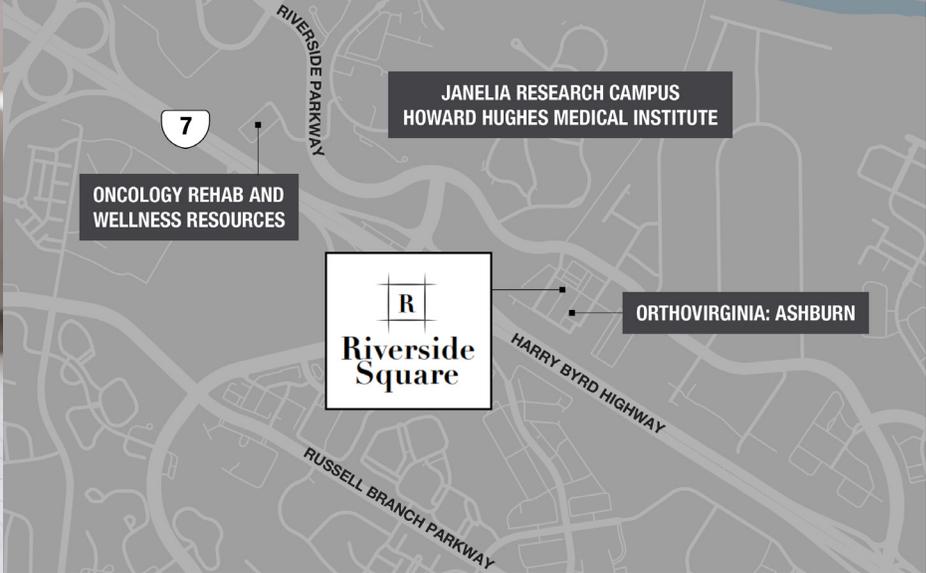
hhmi | janelia
Research Campus
HOWARD HUGHES RESEARCH CAMPUS →

RIVERSIDE PARKWAY



Healthy

Riverside Square is at **the center of healthcare and beneficial services**, including medical care facilities and wellness resources.

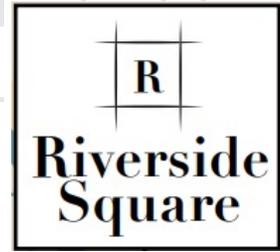


ONCOLOGY REHAB AND WELLNESS RESOURCES

JANELIA RESEARCH CAMPUS
HOWARD HUGHES MEDICAL INSTITUTE


Riverside Square

ORTHOVIRGINIA: ASHBURN



For more information and details about Riverside Square availability, contact:

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Monument
RETAIL

THE MONUMENT ADVANTAGE

Monument Realty is responsible for leasing or sale of the property, as well as providing ongoing property management.

Monument Realty's experience as a developer, owner and operator of commercial properties brings an efficient approach to every asset to maximize value as economically as possible. Monument developed Riverside Square and currently manages the property. With their in-house Property Management and Development & Construction teams, Monument offers invaluable expertise, assistance, and property/jurisdictional knowledge which you can take advantage of.