



BROADLANDS VILLAGE

43150 Broadlands Center Plaza | Ashburn, VA | 20148

LOUDOUN COUNTY

PROPERTY HIGHLIGHTS

- Highly visible and easily accessible from Dulles Greenway & Claiborne Pkwy
- Anchored by Aldi and LA Fitness Signature Club, with the US Postal Service, Stabucks and more
- Located in dynamically growing area of Loudoun County, VA.

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GLA	174,734 SF
Traffic Counts	Claiborne Parkway ± 14,000 ADT

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2023	15,837	94,437	176,496
2028	16,840	101,040	190,142

Average Household Income

	1 Mile	3 Mile	5 Mile
2023	\$210,833	\$203,237	\$201,710
2028	\$228,793	\$221,934	\$220,313

Source: ESRI, 2023 Estimates



For more information,
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BROADLANDS VILLAGE | SITE PLAN

Saul Centers

