

# ASHBURN VILLAGE

Ashburn Shopping Plaza, Ashburn, VA

LOUDOUN COUNTY, VIRGINIA

## Space Available

Spaces Ranging from  
1,127 to 3,678 Square Feet  
1 Pad Site

## Gross Leasable Area

221,687 Square Feet

## Major Tenants

Giant Food, Blockbuster,  
Starbucks, McDonalds,  
Ruby Tuesday's, Subway,  
Kindercare, California Tortilla



**Saul Centers, Inc.**

7501 Wisconsin Avenue, Suite 1500

Bethesda, MD 20814

[www.saulcenters.com](http://www.saulcenters.com)

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# Ashburn Village

SAUL CENTERS, INC.

221,772 SF

Ashburn, VA

7501 Wisconsin Avenue  
Suite 1500  
Bethesda, MD 20814-6522  
[www.saulcenters.com](http://www.saulcenters.com)



## Ashburn Village

44110 Ashburn Shopping Plaza  
Ashburn, VA 20147

10.14.10  
THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY TYPES OR BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

### Tenant List

1	Giant Food	66,942 SF
2	Ashburn Village Cleaners	1,800 SF
3	Ashburn Family Denistry	3,150 SF
4	Ashburn Cafe	1,800 SF
5	Ashburn Animal Hospital	1,800 SF
6	Available	1,800 SF
7	Hallmark Cards & Gifts	4,000 SF
8	Eclips Kids Spa	2,000 SF
9	House of Emperor Restaurant	2,847 SF
10	Blockbuster Video	4,478 SF
11	Ashburn Nail Salon	675 SF
12	Subway	1,440 SF
13	Hair Cuttery	1,440 SF
14	Vocelli's Pizza	1,440 SF
15	Tae Kwon Do	1,440 SF
16	Ashburn Pub	1,440 SF
17	H&R Block	1,224 SF
18	McDonald's	4,288 SF
19	Mobil Oil	4,200 SF
20	Ashburn Tire, Batteries & Accessories	5,400 SF
21	Ashburn Chiropractic Center	1,605 SF
22	Virginia ABC	2,400 SF
23	Available	3,678 SF
24	Family Yoga	1,800 SF
25	Dr. Allen (Optometry)	1,867 SF
26	Papa John's Pizza	1,633 SF
27	Available	2,000 SF
28	Pines of Florence	3,192 SF
29	Dr. Michael S. Oberschneider	542 SF
30	Spring House Management	860 SF
31	Ashburn Endodontics	2,031 SF
32	Edward Jones	1,071 SF
33	McKenzieSnyder, Inc.	1,040 SF
34	Christ Community Church	1,530 SF
35	Landmark Community Newspapers	3,189 SF
36	Dr. Michael S. Oberschneider	729 SF
37	Dr. Michael S. Oberschneider	669 SF
38	Women Physicians of No. Va.	2,080 SF
39	J2L Initiatives	952 SF
40	Tammy Bane Insurance Agency	1,033 SF
41	Jim and Allison Ward	972 SF
42	Finnegan's Bar & Grill	4,492 SF
43	The UPS Store	1,777 SF
44	Banjara Indian Cuisine	3,000 SF
45	Ashburn Village Pediatrics	3,500 SF
46	Dairy Queen	1,633 SF
47	Medics USA	1,972 SF
48	State Farm	1,200 SF
49	Cartridge World	1,200 SF
50	Available	2,590 SF
51	Ashburn Wine Shop	1,295 SF
52	Available	1,295 SF
53	Available	2,590 SF
54	California Tortilla	2,590 SF
55	Barber Shop	1,440 SF
<b>Total</b>		<b>221,772 SF</b>

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