

NEW REMARKABLE



LOCATION IS EVERYTHING

On-Site Metro

10,000+ Riders
Estimated Per Day
Metro Now Open

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

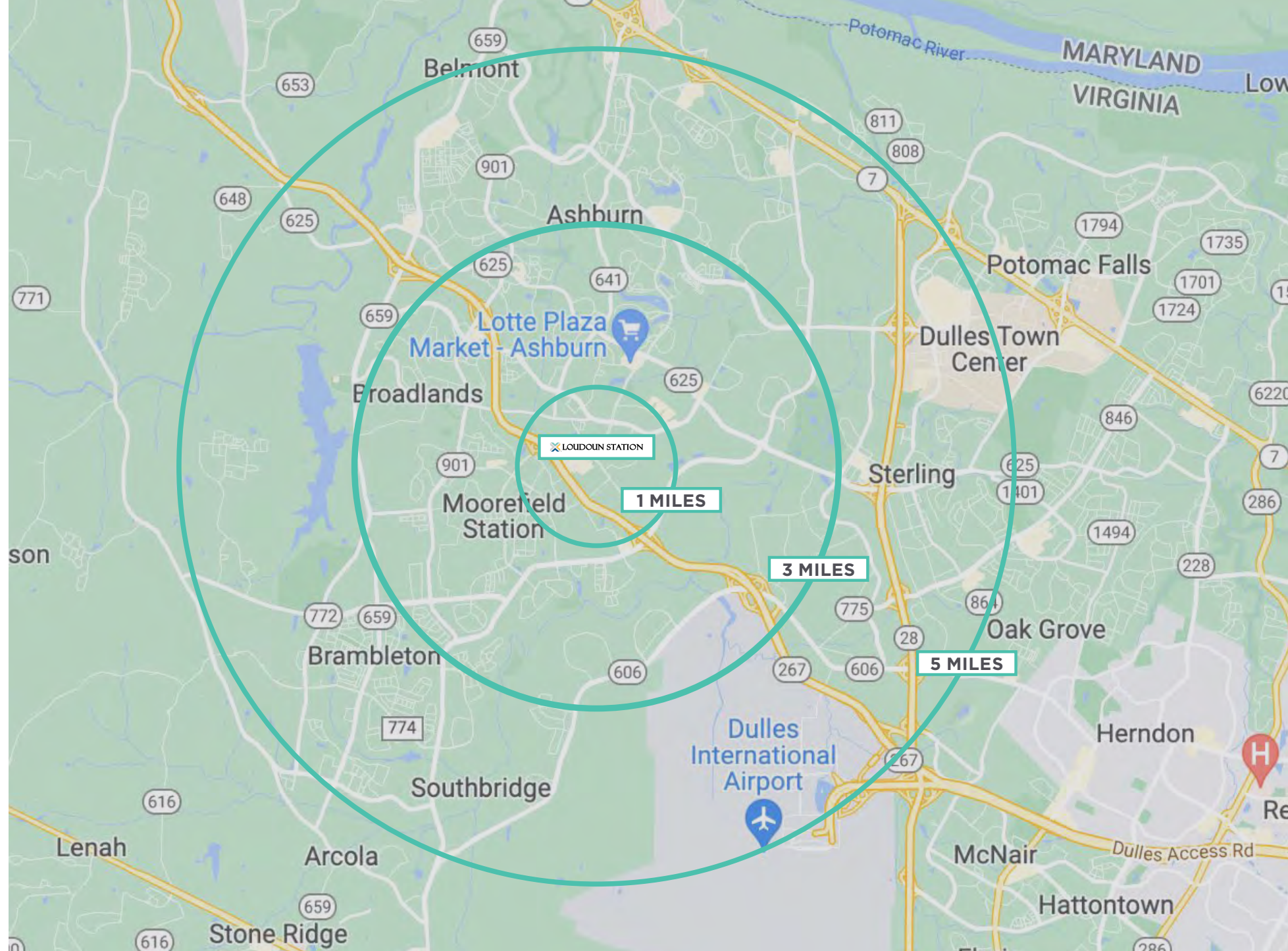
\$126,568 \$163,050 \$153,366

MEDIAN AGE

34 35 36

TRAFFIC COUNTS 2021

Dulles Toll Road: 102,232 AADT
Shellhorn Road: 10,371 AADT



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

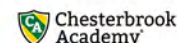
Ample parking and on-site access to Metro's Silver line and major thoroughfares

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

Community events



COMSTOCK



LOUDOUNSTATION.COM

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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 600,000 square feet of mixed-use development completed. What makes Loudoun Station METRO + METROPOLITAN?

- 3.5 million SF Mixed Used Development

- 1.3 million SF Restaurants, Shops, and Retail

- 1,500+ Residential Units

- 5,000+ Residential, Retail, Office, and Hotel Parking Spaces

- 1.3 million SF Class A Office

- 200+ key Full Service Hotel

- 1,500 Metro Garage Parking Spaces

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