

# BRAM QUARTER



23710 SCHOOLER PLAZA, ASHBURN, VA 20148



UNIQUELY  
*Brambleton*  
 WITHIN 3 MILES

- 5 SENSE OF THAI
- HONOR BREWING
- GLORY DAYS GRILL
- BURGERIM
- rebel·taco
- Peet's Coffee
- BLUERIDGEGRILL
- Panera BREAD
- BREW BIRDS
- FIRST WATCH
- Harris Teeter
- CHIPOTLE MEXICAN GRILL
- STARBUCKS
- bkd.



A MARKET FOR

# Medical Momentum

WITHIN 3 MILES

## DEMOGRAPHICS



**74,281**

Total population



**2.05%**

Annual growth rate  
2023-2028



**36**

Median Age



**23,400**

Total households



**1,839**

Total businesses



**19,638**

Total employees



**63,401**

Total daytime  
population



**\$200,001**

Median household  
income

**10,000 SF**  
OF EXISTING MEDICAL  
(AND GROWING!)

PHYSICIAN SPECIALTY	PATIENT VOLUME				PROVIDERS				
	2023 VOLUME	2028 VOLUME	5-YEAR GROWTH	DOC COUNT	DOCS PER 100K	BENCHMARK	DELTA	CURRENT GAP	5-YEAR GAP
ENDOCRINOLOGY	477	664	39.1%	2	2.5	3.1	-0.5	0.4	0.7
CARDIOVASCULAR	18,956	25,372	33.8%	2	2.5	11.3	-8.8	6.9	8.0
NEPHROLOGY	983	1,285	30.8%	1	1.3	3.4	-2.2	1.7	2.1
ORTHOPEDECS	7,967	10,369	30.1%	9	11.5	15.0	-3.5	2.7	4.3
ONCOLOGY	2,715	3,491	28.6%	2	2.5	5.9	-3.4	2.7	3.3
OTHER SPECIALTIES	25,337	32,410	27.9%	68	86.7	100.9	-14.2	11.1	21.4
LAB	87,264	109,454	25.4%	1	1.3	5.1	-3.8	3.0	3.5
PHYSICAL THERAPY/REHABILITATION	60,537	75,172	24.2%	58	73.9	100.6	-26.7	20.9	31.2
PSYCHIATRY	36,102	44,747	23.9%	40	51.0	120.6	-69.6	54.6	66.9
GASTROENTEROLOGY	4,522	5,558	22.9%	0	0.0	5.9	-5.9	4.7	5.3
UROLOGY	1,694	2,063	21.8%	0	0.0	3.1	-3.1	2.4	2.8
RHEUMATOLOGY	44,903	54,135	20.6%	0	0.0	2.2	-2.2	1.7	1.9
RADIOLOGY	59,367	70,813	19.3%	8	10.2	11.3	-1.1	0.9	2.0
ENT	8,208	9,725	18.5%	0	0.0	4.1	-4.1	3.2	3.6
EVALUATION AND MANAGEMENT	222,787	261,314	17.3%	114	145.3	321.7	-176.5	138.5	171.3
GENERAL SURGERY	1,256	1,460	16.2%	0	0.0	12.3	-12.3	9.7	10.9
NEUROLOGY	4,254	4,808	13.0%	1	1.3	7.8	-6.5	5.1	5.9
PULMONOLOGY	3,137	3,375	7.6%	1	1.3	4.3	-3.0	2.4	2.8
OBSTETRICS & GYNECOLOGY	3,364	3,466	3.0%	8	10.2	20.8	-10.6	8.3	10.5

Current Gap column represents the number of providers needed to service Patient Volume.

## PARIS BAGUETTE

Paris Baguette is a French-inspired bakery café with South Korean roots.



## THE *Brambleton* BALANCE



Abundant natural light



Numerous dining and retail to be on-site



Exterior signage available



Surface parking available



10' ceiling heights



Flexible suite sizes



Outdoor seating

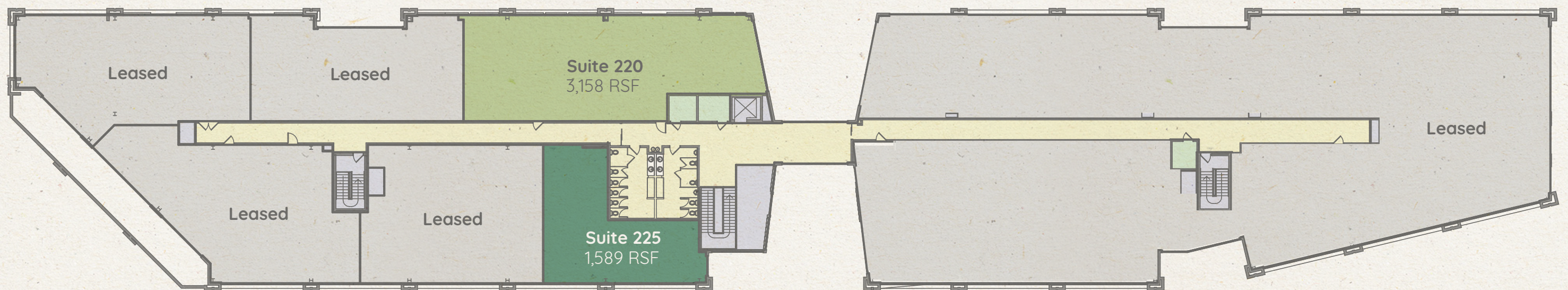


Prominent visibility from Loudoun Co Pkwy



THE  
*Availabilities*  
FLOOR PLAN

● Leased   ● Suite 220   ● Suite 225



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**OFFICE**

**Matt Owens**

Senior Vice President  
+1 (703) 485 8764  
matt.owens@jll.com

**Lee Brinkman**

Vice President  
+1 (703) 891 8373  
lee.brinkman@jll.com

**Kristy Kettles**

Senior Associate  
+1 (703) 485 8748  
kristy.kettles@jll.com

**MEDICAL**

**Andy Thau**

Vice President  
+1 (202) 550 6503  
andrew.thau@jll.com

**Conn Curry**

Vice President  
+1 (203) 258 1350  
conn.curry@jll.com