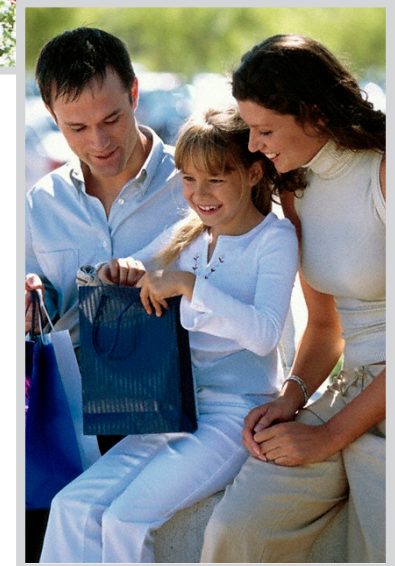


# Cameron Chase Village Center

NWC Farmwell Road (Waxpool Road) & Smith Switch Road  
Ashburn, Virginia



Cameron Chase Village Center is located in the rapidly growing Ashburn section of Loudoun County, Virginia, one of the fastest growing jurisdictions in the Washington D.C. area. Surrounded by the AOL business campus, Verizon business campus, Ashburn Business Park and Redskins Park, in addition to residential developments, Cameron Chase Village Center benefits from a large daytime and evening population. Join *Navy Federal Credit Union*, *Anita's*, *Quizno's*, *Smoothie King*, *Medicap Pharmacy* and more at this neighborhood retail center.

# Cameron Chase Village Center

NWC Farmwell Road (Waxpool Road) & Smith Switch Road  
Ashburn, Virginia

## Demographics

	1 Mile	3 Mile	5 Mile
2008 Estimate Population	6,047	68,481	157,594
2013 Projected Population	8,024	90,461	196,009
Population Growth 2008-2013	32.69%	32.10%	24.38%
2008 Est. Average Household Income	\$143,178	\$122,342	\$112,223

\* Source Claritas Site Reports

## Traffic Counts

Farmwell Road (Waxpool Road) at Smith Switch Road	47,000 VPD
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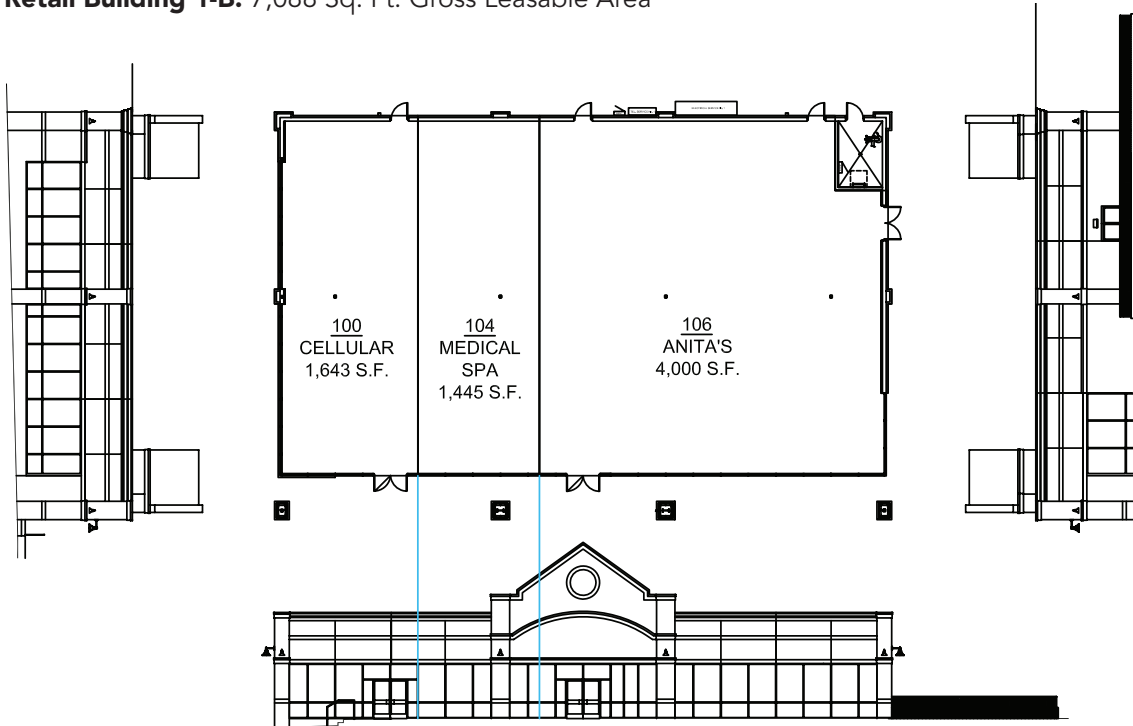


# Cameron Chase Village Center

NWC Farmwell Road (Waxpool Road) & Smith Switch Road  
Ashburn, Virginia

## Projected Occupancy Plan

Retail Building 1-B: 7,088 Sq. Ft. Gross Leasable Area



### ServiceStar Development Company LLC

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SERVICESTAR

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