

# FOR LEASE

20704 ASHBURN ROAD  
ASHBURN, VA

“OLDE MILL BUILDING”

FROM 1,500 UP TO 6,000 SQ FT  
\$18/SF—FULL SERVICE

**JS** Realty  
Just Sold **Realty**  
.....team

@ **Samson**  
Commercial  
Properties



**\*CONFIDENTIAL LISTING\***

ALL INQUIRIES MUST GO THROUGH AGENT—DO NOT DISTURB CURRENT STAFF

[www.JS-Realty.net](http://www.JS-Realty.net)



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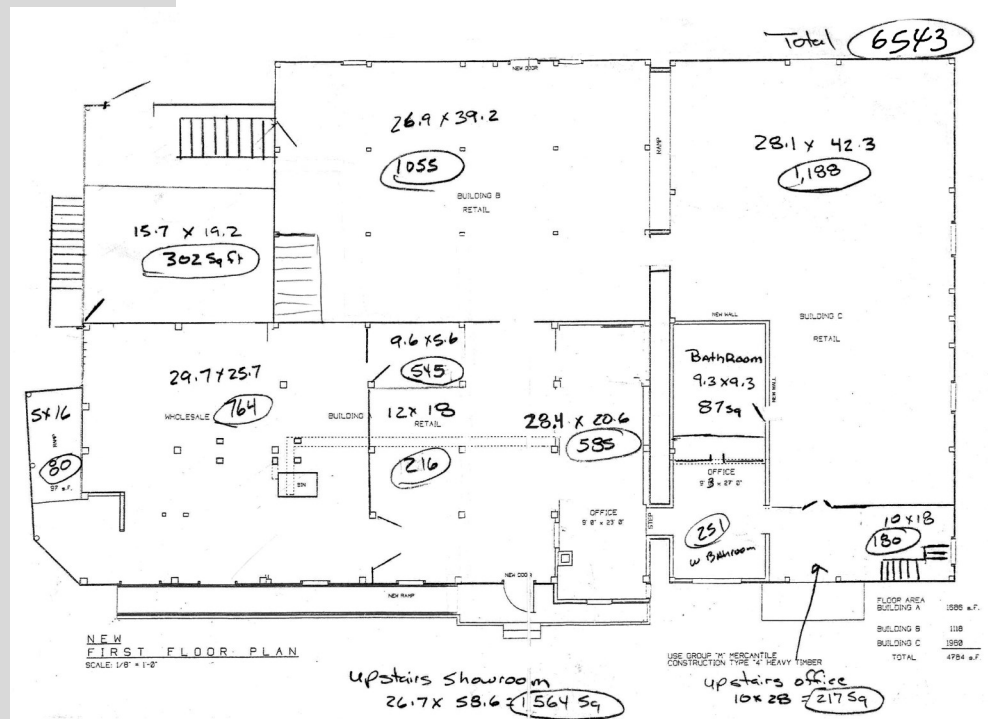


**\$18/SF—Full Service with 3 Year Lease option available**  
**Perfect for Retail or Office use**

**Unique and historic Olde Mill building—Gorgeous space, full of charm!**

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**MIN. 1,500SF**  
**UP TO**  
**6,000SF**



For additional information, please contact:  
Sarah King Taylor at [Sarah@JSRealty4U.com](mailto:Sarah@JSRealty4U.com) or 703.475.1003



## 2013 AREA DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	13,004	71,340	151,119
Median Age	34	35	34
Average Income	\$135,361	\$131,215	\$135,098
Avg. # Cars Passing Daily	Over 10,000 at 25 mph, 7 days per week		

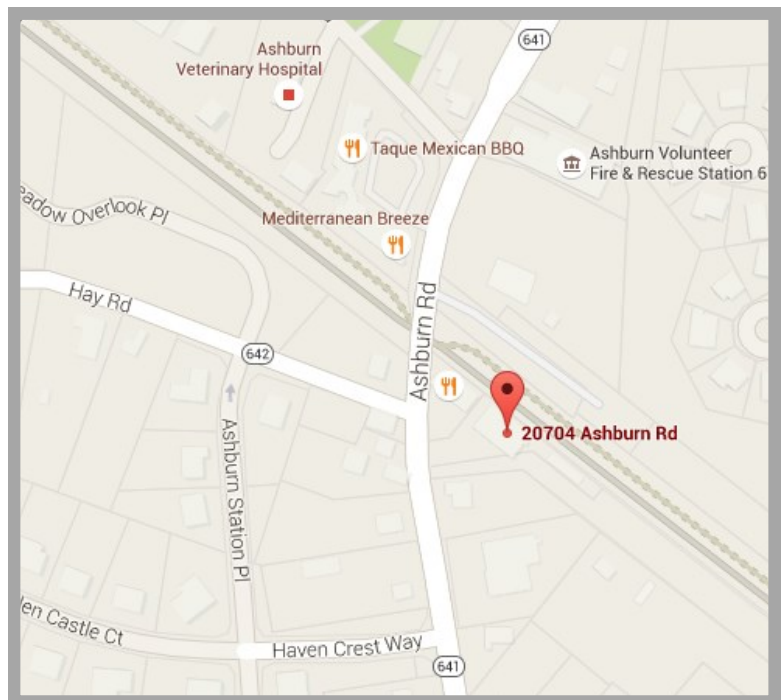
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## INTERIOR VIEWS—UNIQUE, HISTORIC OLDE MILL BUILDING



View of the building from the W&OD Trail



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