

LOUDOUN CROSSROADS

CHANTILLY, VA

- I Pad site opportunities at the signalized intersection of Route 50 and Pleasant Valley Road
- I Prominently positioned in Loudoun County, one of the most affluent and growing counties in the U.S.
- I Close proximity to Dulles International Airport, several shopping centers as well as residential communities

DEMOGRAPHICS 2025

		1 MILE	3 MILES	5 MILES
ŤŤ	POPULATION	6,211	36,229	163,683
	DAYTIME POPULATION	10,711	65,804	174,920
\$	HOUSEHOLD INCOME	\$170,178	\$163,643	\$168,466
<u>~</u>	TRAFFIC COUNTS	71,000 on Lee Jackson Memorial Highway (Route 50)		

AREA RETAILERS

Walgreens







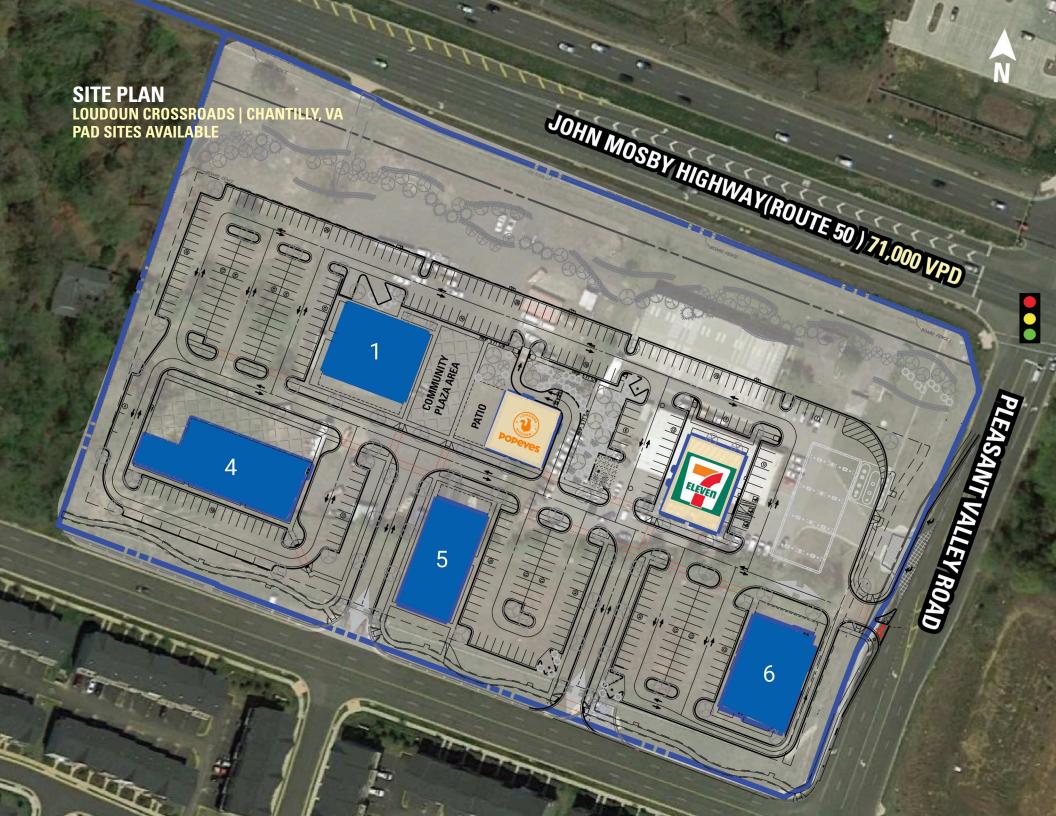














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