

LOUDOUN CROSSROADS

CHANTILLY, VA
PAD SITES AVAILABLE

RAPPAPORT
CULTIVATING PLACES



LEE JACKSON MEMORIAL HIGHWAY 71,000 VPD





PLEASANT VALLEY ROAD

LOUDOUN CROSSROADS

CHANTILLY, VA

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

DEMOGRAPHICS 2025

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

AREA RETAILERS

Walgreens

Harris Teeter



LOUDOUN CROSSROADS
CHANTILLY, VA

LOUDOUN CROSSROADS
25575 PLEASANT VALLEY ROAD

**FAIRFAX COUNTY
POLICE DEPARTMENT**
1,730 Employees

**AIR & SPACE
MUSEUM**
1M Visitors
Per Year
IMAX
THEATRE



South Riding

**EAST GATE
MARKETPLACE**
Walgreens **DQ**

**Harris
Teeter**
Your Neighborhood Food Market



PLEASANT VALLEY ROAD

LEE JACKSON MEMORIAL HIGHWAY 71,000 VPD 50



CHANTILLY CROSSING

**SULLY PLACE
SHOPPING CENTER**
Kmart **LOWE'S**
PETSMART **IHOP**
 BABIES'R US

**CHANTILLY
SHOPPING CENTER**

SULLY PLAZA

 SUBWAY

Schneider Crossroads

Chantilly

SITE PLAN

LOUDOUN CROSSROADS | CHANTILLY, VA
PAD SITES AVAILABLE

JOHN MOSBY HIGHWAY (ROUTE 50) 71,000 VPD



PLEASANT VALLEY ROAD





25575 PLEASANT VALLEY ROAD, CHANTILLY, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com