

LOUDOUN CROSSROADS

CHANTILLY, VA

PAD SITES AVAILABLE
25575 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
- | Tenants to start opening Summer 2023

DEMOGRAPHICS 2024

	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)		

CO-TENANTS



LOUDOUN CROSSROADS
CHANTILLY, VA

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South Riding



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

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

PLEASANT VALLEY ROAD

LEE JACKSON MEMORIAL HIGHWAY 71,000 VPD



**EAST GATE
MARKETPLACE**
Walgreens DQ
Starbucks VINO
Harris Teeter
Your Neighborhood Food Market



CHANTILLY CROSSING
TARGET CHIPOTLE MEXICAN GRILL WELLS FARGO
COSTCO WHOLESALE POTBELLY

**SULLY PLACE
SHOPPING CENTER**
Kmart Lowe's
PETSMART IHOP
BABIES R US



**CHANTILLY
SHOPPING CENTER**
McDonald's Citizens Bank
Starbucks TACO BELL

SULLY PLAZA
ALDI AutoZone
noodles & COMPANY SUBWAY

Schneider Crossroads

Chantilly

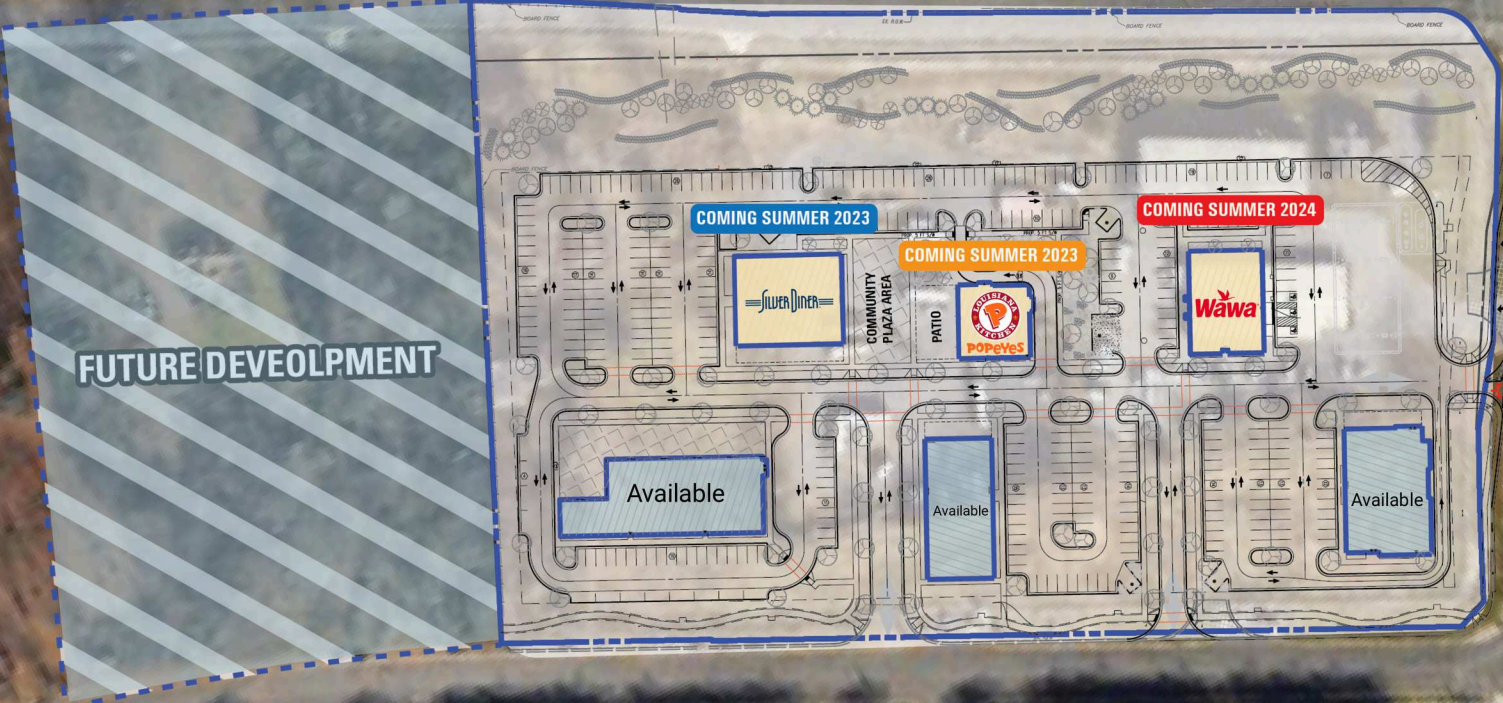
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SITE PLAN

LOUDOUN CROSSROADS | CHANTILLY, VA
PAD SITES AVAILABLE



JOHN MOSBY HIGHWAY (ROUTE 50) 71,000 VPD



FUTURE DEVELOPMENT

COMING SUMMER 2023

COMING SUMMER 2023

COMING SUMMER 2024

Available

Available

Available

PLEASANT VALLEY ROAD



25575 PLEASANT VALLEY ROAD, CHANTILLY, VA

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