

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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25575 PLEASANT VALLEY ROAD



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

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

SULLY PLAZA
ALDI AutoZone
noodles & COMPANY SUBWAY

Schneider Crossroads

SITE PLAN

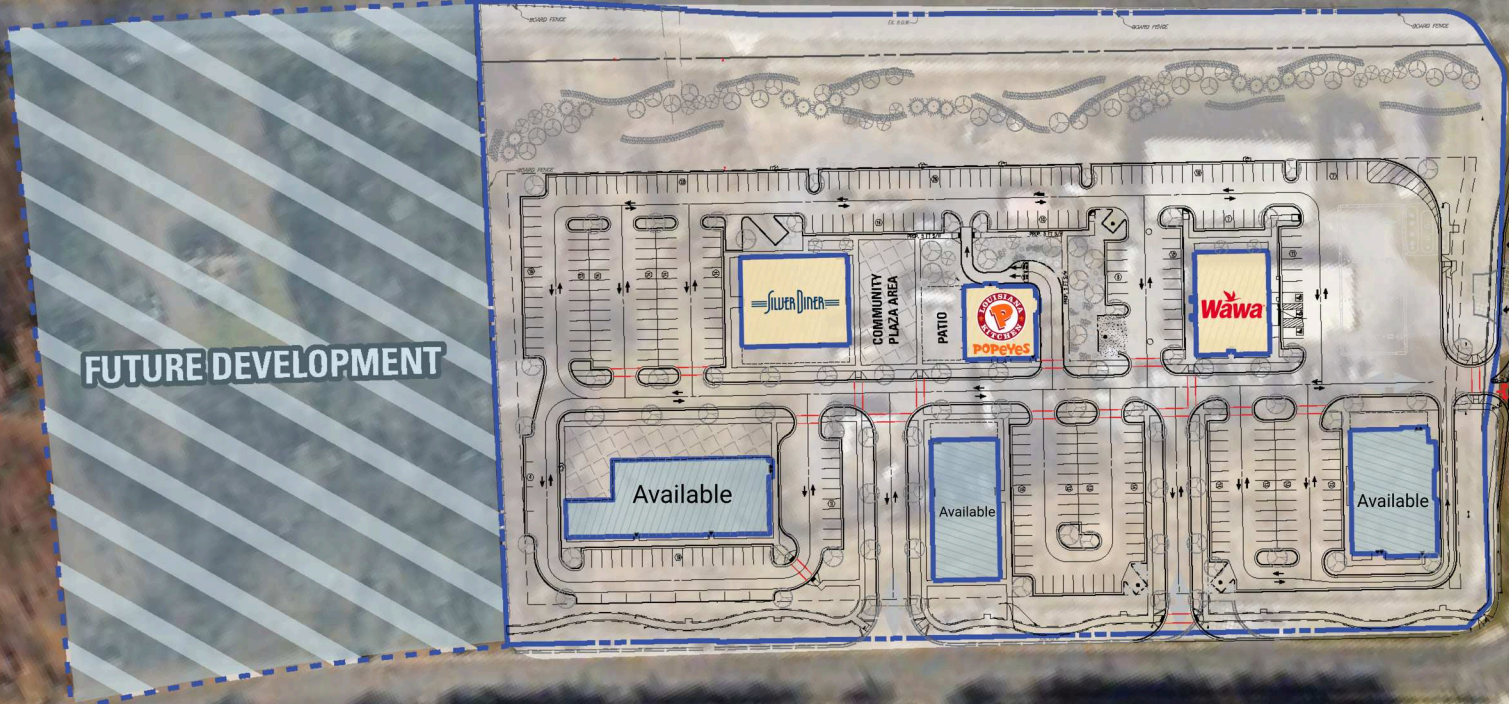
**LOUDOUN CROSSROADS | CHANTILLY, VA
PAD SITES AVAILABLE**



JOHN MOSBY HIGHWAY (ROUTE 50) 71,000 VPD



FUTURE DEVELOPMENT



PLEASANT VALLEY ROAD



25575 PLEASANT VALLEY ROAD, CHANTILLY, VA

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