

# 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 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)		

## CO-TENANTS



**LOUDOUN CROSSROADS**  
CHANTILLY, VA

**LOUDOUN CROSSROADS**  
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  
SHOPPING CENTER**  
McDonald's Citizens Bank  
Starbucks TACO BELL

**SULLY PLAZA**  
ALDI AutoZone  
noodles & COMPANY SUBWAY

Schneider Crossroads

Chantilly

Lees C

# SITE PLAN

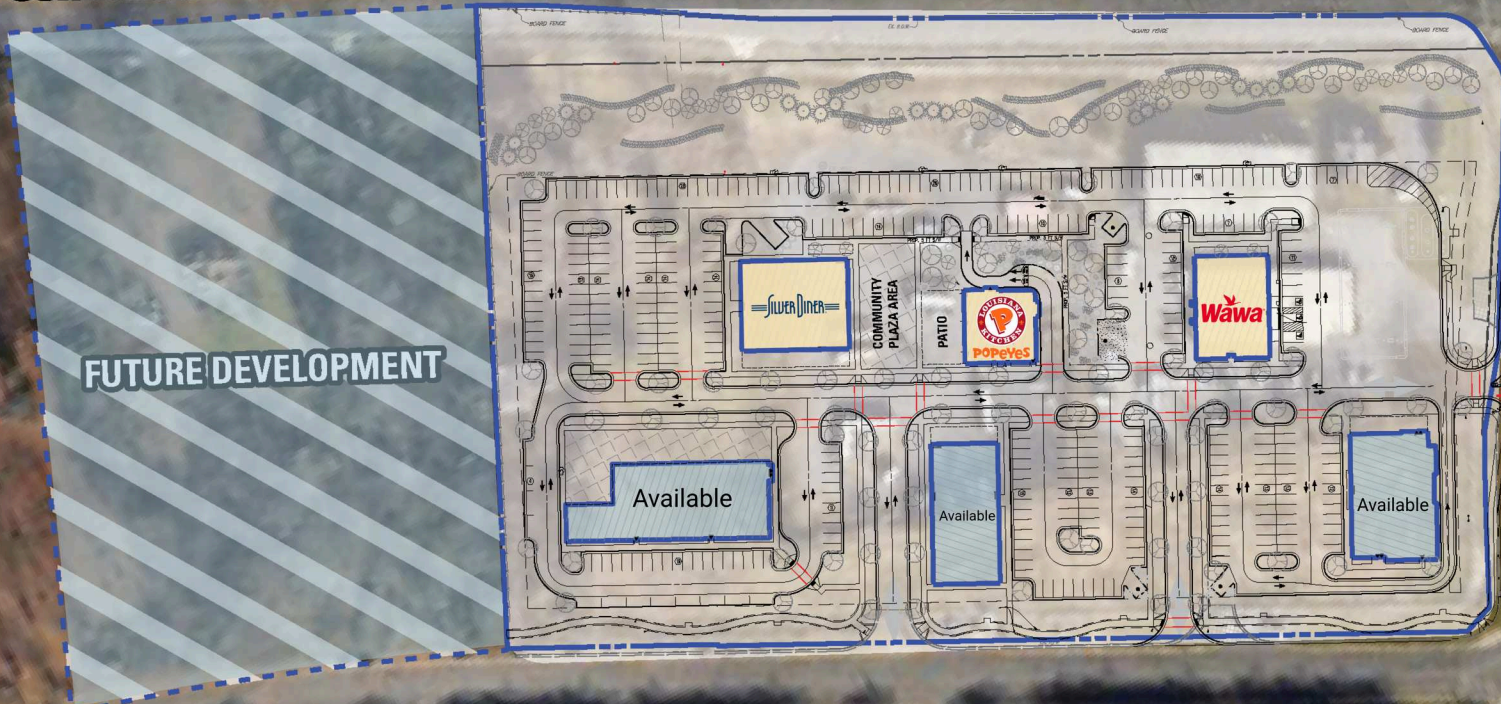
LOUDOUN CROSSROADS | CHANTILLY, VA  
PAD SITES AVAILABLE



**JOHN MOSBY HIGHWAY (ROUTE 50) 71,000 VPD**



**FUTURE DEVELOPMENT**



**PLEASANT VALLEY ROAD**



**25575 PLEASANT VALLEY ROAD, CHANTILLY, VA**

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.437.4524**

**Christian Kingston | [ckingston@rappaportco.com](mailto:ckingston@rappaportco.com) | 571.382.1255**

**[rappaportco.com](http://rappaportco.com)**