

# CEDAR TERRACE AT SOUTH RIDING

CHANTILLY, VA  
NEW DEVELOPMENT

ANCHOR RETAIL 12 ACRES FOR SALE

2 PADS WITH DRIVE THRU AVAILABLE FOR GROUND LEASE

DAY CARE PAD FOR SALE

UP TO 40,000 SF OF SHOP SPACE (1,400 - 12,000 SF)









# CEDAR TERRACE AT SOUTH RIDING

## CHANTILLY, VA

- | South Riding is the premier market in southern Loudoun County one of most wealthiest and fastest growing counties in the US.
- | Over 222,200 SF of NEW retail at the pinnacle intersection of Rt 50 & Loudoun County Parkway with direct access
- | Blending lifestyle and traditional retail with easy access and plentiful parking, an active central plaza, pedestrian-minded streetscapes, and 350+ residential units
- | Essential connection between the existing South Riding Market Square and the future Avonlea mixed-use development

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,410	66,446	118,224
 DAYTIME POPULATION	6,335	52,387	126,695
 HOUSEHOLD INCOME	\$172,222	\$94,350	\$200,679
 TRAFFIC COUNTS	41,000 on Route 50 14,000 on Loudoun Crossroads Parkway		

### CO-TENANTS





**CEDAR TERRACE AT SOUTH RIDING  
CHANTILLY, VA**

**STONE SPRINGS  
HOSPITAL CENTER**

**ARCOLA FUTURE  
DEVELOPMENT**

**DULLES LANDING**



**DULLES INTERNATIONAL AIRPORT**

**AVONLEA**

**ROUTE 50 41,000 VPD**

**TALL CEDARS PARKWAY 5,100 VPD**

**ROUTE 50 41,000 VPD**

**LOUPOUN COUNTY PARKWAY 14,000 VPD**

**CEDAR TERRACE  
AT SOUTH RIDING**

**SOUTH RIDING MARKET SQUARE**





**CEDAR TERRACE AT SOUTH RIDING**  
CHANTILLY, VA

DULLES  
LANDING

WASHINGTON DULLES  
INTERNATIONAL  
AIRPORT (IAD)

FUTURE  
AVONLEA II

US ROUTE 50 41,000 VPD

TALL CEDARS PARKWAY 5,100 VPD

DAYCARE OR  
HOTEL PAD  
2.5  
ACRES

ANCHOR RETAIL  
10-12 ACRES  
100K-150K SF

PADS WITH  
DRIVE-THRU

RETAIL SHOP  
SPACE 1,400 SF  
TO 12,000 SF

ELKLICK RUN

1,139 L.F.

EXISTING SOUTH  
RIDING MARKET  
SQUARE

Giant

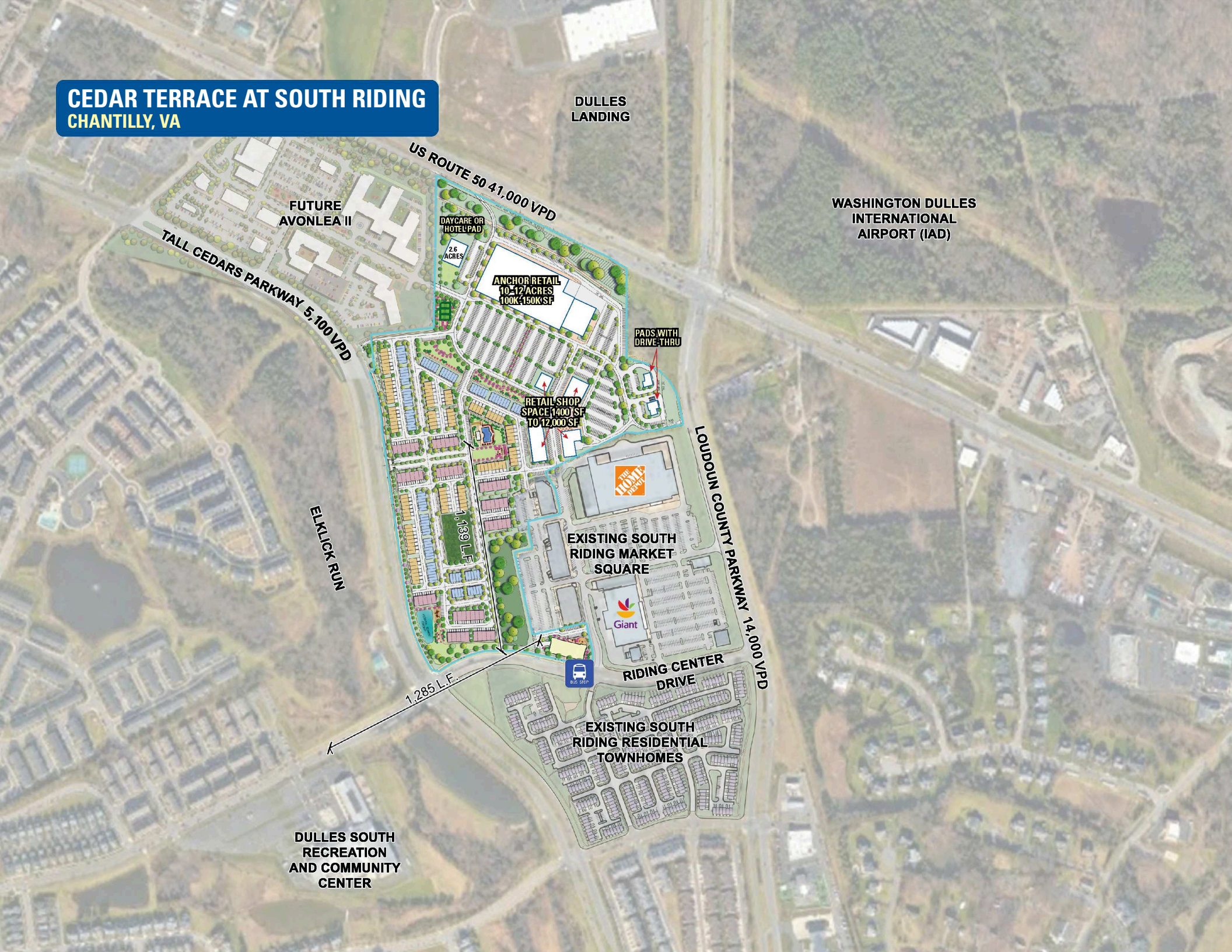
RIDING CENTER  
DRIVE

LOUDOUN COUNTY PARKWAY 14,000 VPD

1,285 L.F.

EXISTING SOUTH  
RIDING RESIDENTIAL  
TOWNHOMES

DULLES SOUTH  
RECREATION  
AND COMMUNITY  
CENTER





# SITE PLAN

CEDAR TERRACE AT SOUTH RIDING | CHANTILLY, VA







**CEDAR TERRACE AT SOUTH RIDING | , CHANTILLY, VA**  
**Susan Bourgeois | [sbourgeois@rappaportco.com](mailto:sbourgeois@rappaportco.com) | 571.382.1288**  
**[rappaportco.com](http://rappaportco.com)**