

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)

RAPPAPORT
CULTIVATING PLACES







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



ROUTE 50 41,000 VPD

AVONLEA

DULLES INTERNATIONAL AIRPORT

TALL CEDARS PARKWAY 5,100 VPD

CEDAR TERRACE AT SOUTH RIDING

SOUTH RIDING MARKET SQUARE



LOUDOUN COUNTY PARKWAY 14,000 VPD

ROUTE 50 41,000 VPD



CEDAR TERRACE AT SOUTH RIDING CHANTILLY, VA

DULLES
LANDING

WASHINGTON DULLES
INTERNATIONAL
AIRPORT (IAD)

FUTURE
AVONLEA II

TALL CEDARS PARKWAY 5,100 VPD

US ROUTE 50 41,000 VPD

DAYCARE OR
HOTEL PAD
2.6
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.

THE HOME
DEPOT

EXISTING SOUTH
RIDING MARKET
SQUARE

Giant

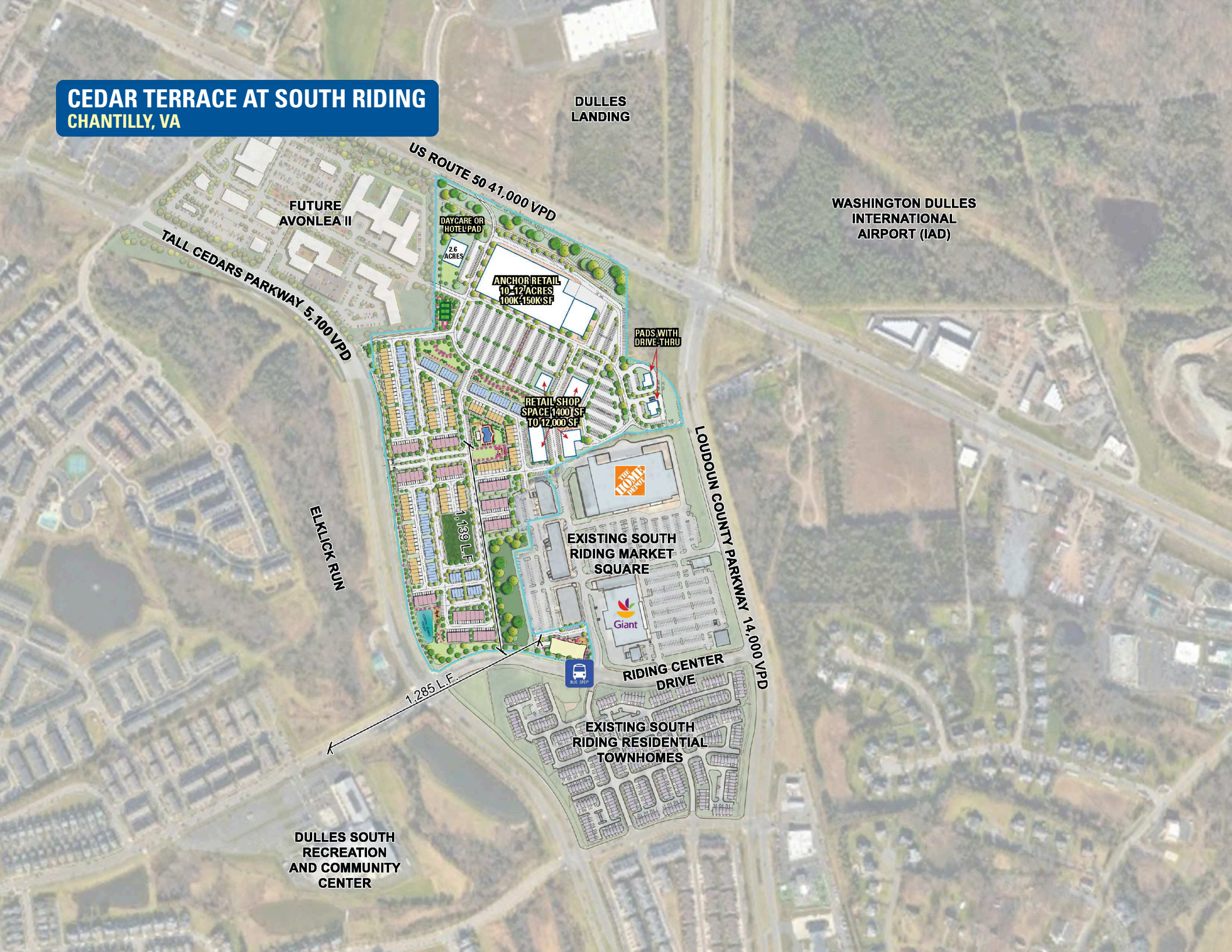
LOUDOUN COUNTY PARKWAY 14,000 VPD

RIDING CENTER
DRIVE

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 | 571.382.1288

rappaportco.com