

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 2026

	1 MILE	3 MILES	5 MILES
 POPULATION	12,186	75,327	132,393
 DAYTIME POPULATION	3,959	11,472	36,892
 HOUSEHOLD INCOME	\$191,452	\$2,213,652	\$228,520
 TRAFFIC COUNTS	50,000 on Little River Turnpike 43,000 on Loudoun County Parkway		

CO-TENANTS



CEDAR TERRACE AT SOUTH RIDING CHANTILLY, VA

STONE SPRINGS
HOSPITAL CENTER

ARCOLA FUTURE
DEVELOPMENT

DULLES LANDING



ULTA
BEAUTY

Michaels

TJ-maxx

Walmart+

DICK'S
SPORTING GOODS



Harris Teeter
Neighborhood Food & Pharmacy

Walgreens

Glory Days
GRILL

ROUTE 50 41,000 VPD

AVONLEA

DULLES INTERNATIONAL AIRPORT

TALL CEDARS PARKWAY 5,100 VPD

CEDAR TERRACE AT SOUTH RIDING

SOUTH RIDING MARKET SQUARE



THE HOME DEPOT

Giant

Panera
BREAD

FIRST WATCH
THE DAYTIME CAFE

TRUIST

Hallmark

5sense
SENSE OF THAT ST.

LOUDOUN COUNTY PARKWAY 14,000 VPD

ROUTE 50 41,000 VPD



Orangetheory
FITNESS

7-ELEVEN



McDonald's

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

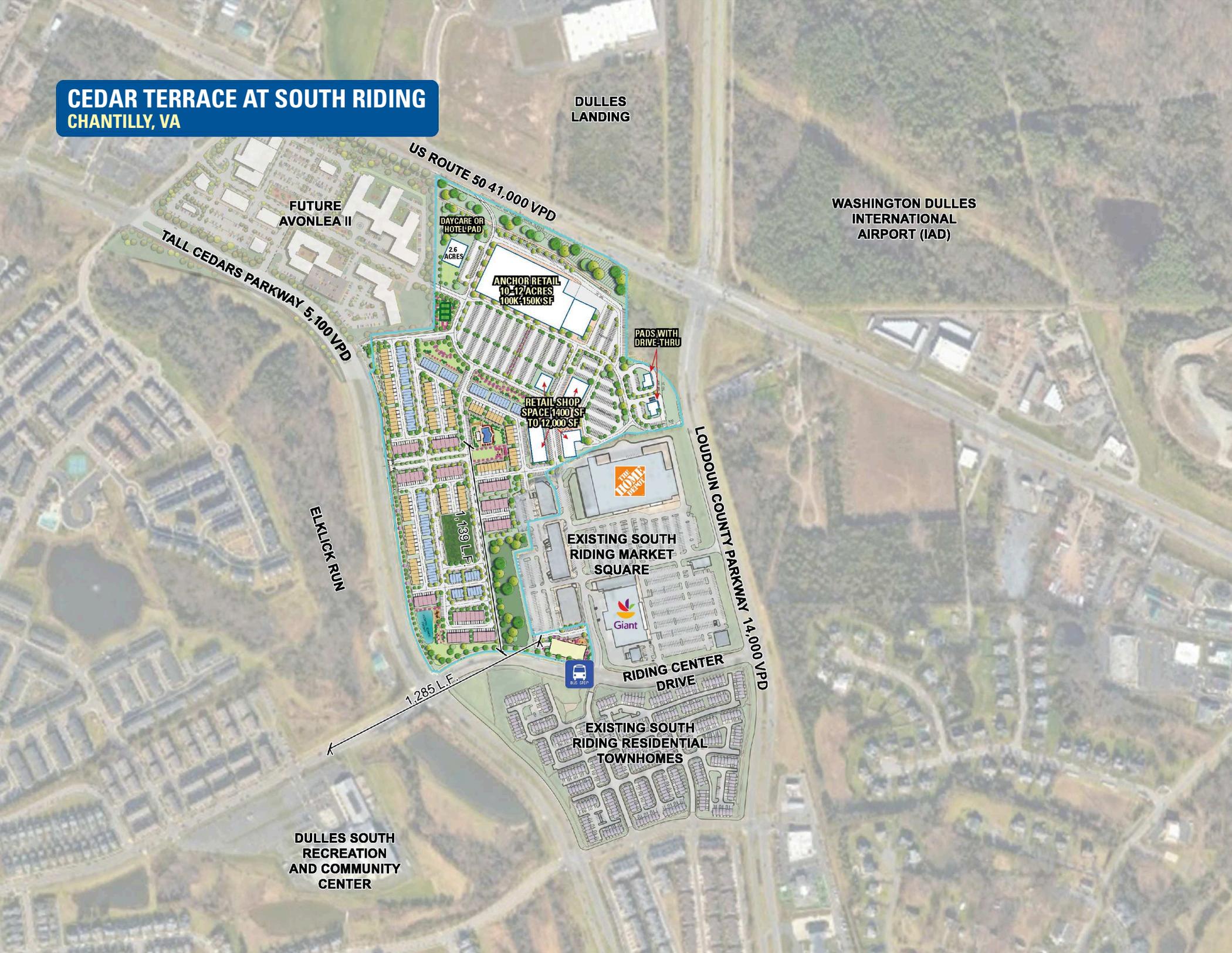
RIDING CENTER
DRIVE

LOUDOUN COUNTY PARKWAY 14,000 VPD

1,285 L.F.

EXISTING SOUTH
RIDING RESIDENTIAL
TOWNHOMES

DULLES SOUTH
RECREATION
AND COMMUNITY
CENTER



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CEDAR TERRACE AT SOUTH RIDING | , CHANTILLY, VA
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