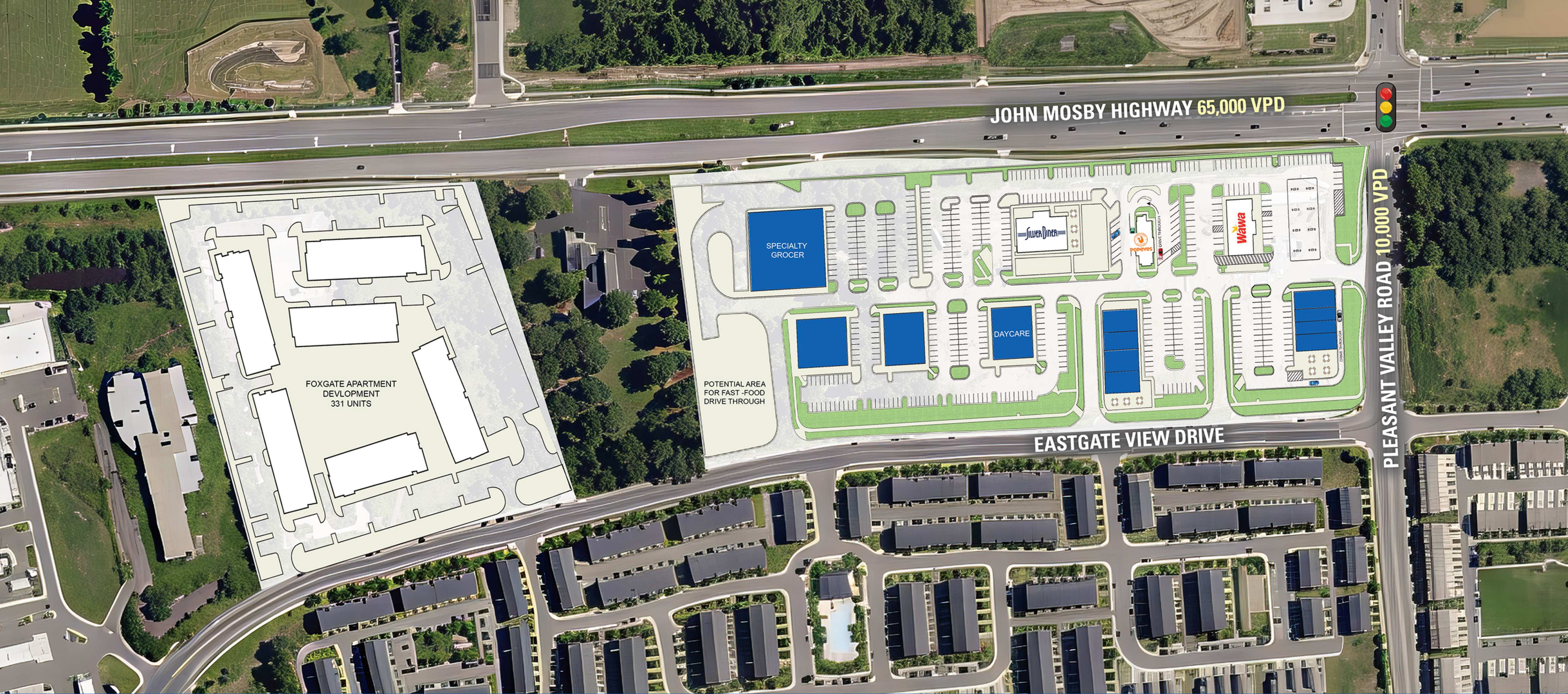




Loudoun Crossroads

Chantilly, VA

1,500 - 20,000 SF available
Pad sites available



Chantilly

Virginia

- 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



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,653	35,348	183,172
Daytime Population	198	20,669	91,843
Household Income	\$253,106	\$198,209	\$200,820
Traffic Counts	65,000 on John Mosby Highway		

Area Retailers

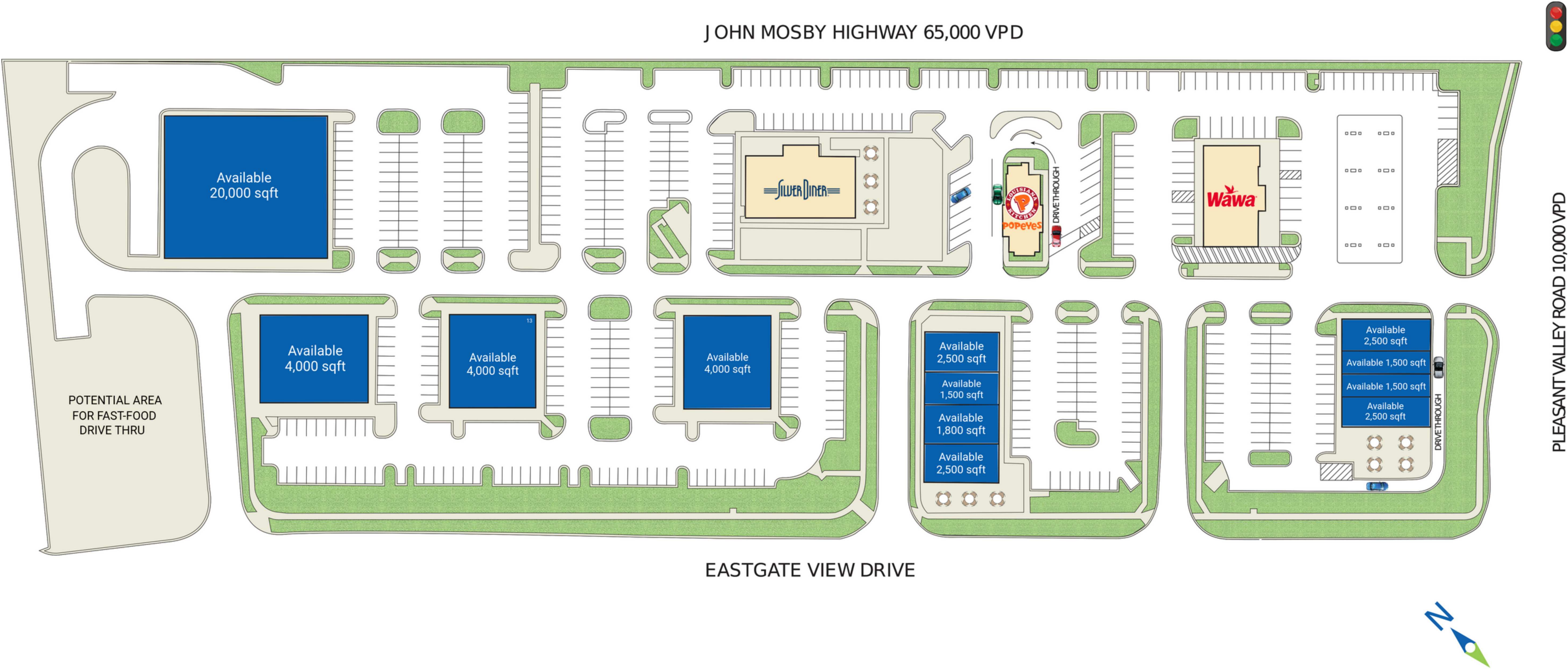




Site Plan

1,500 - 20,000 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	5,000	Wawa
2	2,400	Popeyes Louisiana Kitchen
3	5,800	Silver Diner
4	2,500	Available
5	1,500	Available

Space #	Sq. Ft.	Tenant
6	1,500	Available
7	2,500	Available
8	2,500	Available
9	1,500	Available
10	1,800	Available

Space #	Sq. Ft.	Tenant
11	2,500	Available
12	4,000	Available
13	4,000	Available
14	4,000	Available
15	20,000	Available

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