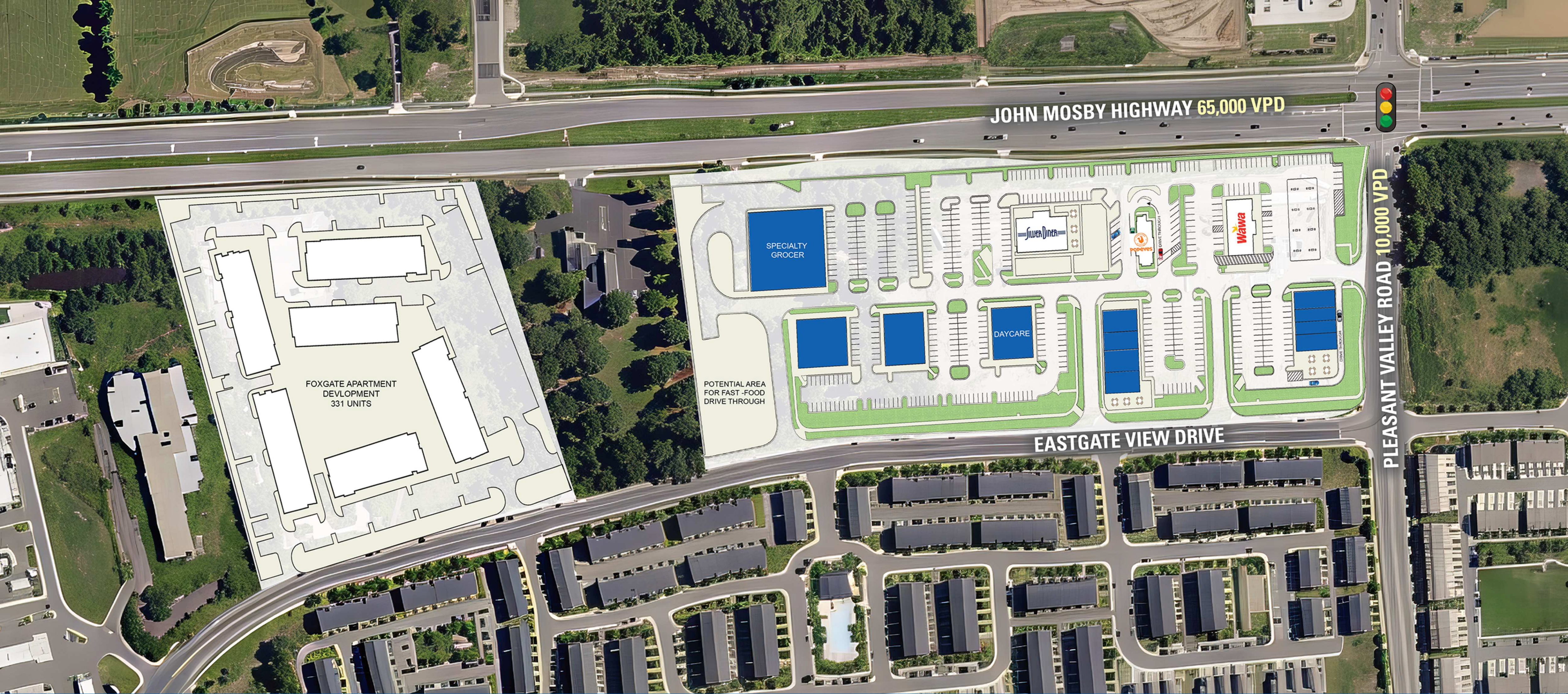




Loudoun Crossroads
Chantilly, VA

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



LOUDOUN CROSSROADS

CHANTILLY, VA



East Gate Marketplace
HarrisTeeter CHASE
Starbucks DOQ Firehouse Subs Jamba Juice

ZAXBYS DUNKIN' F45 TRAINING

Moore Cadillac

ROYAL FARMS

Foxgate Apartment Development
331 apartments

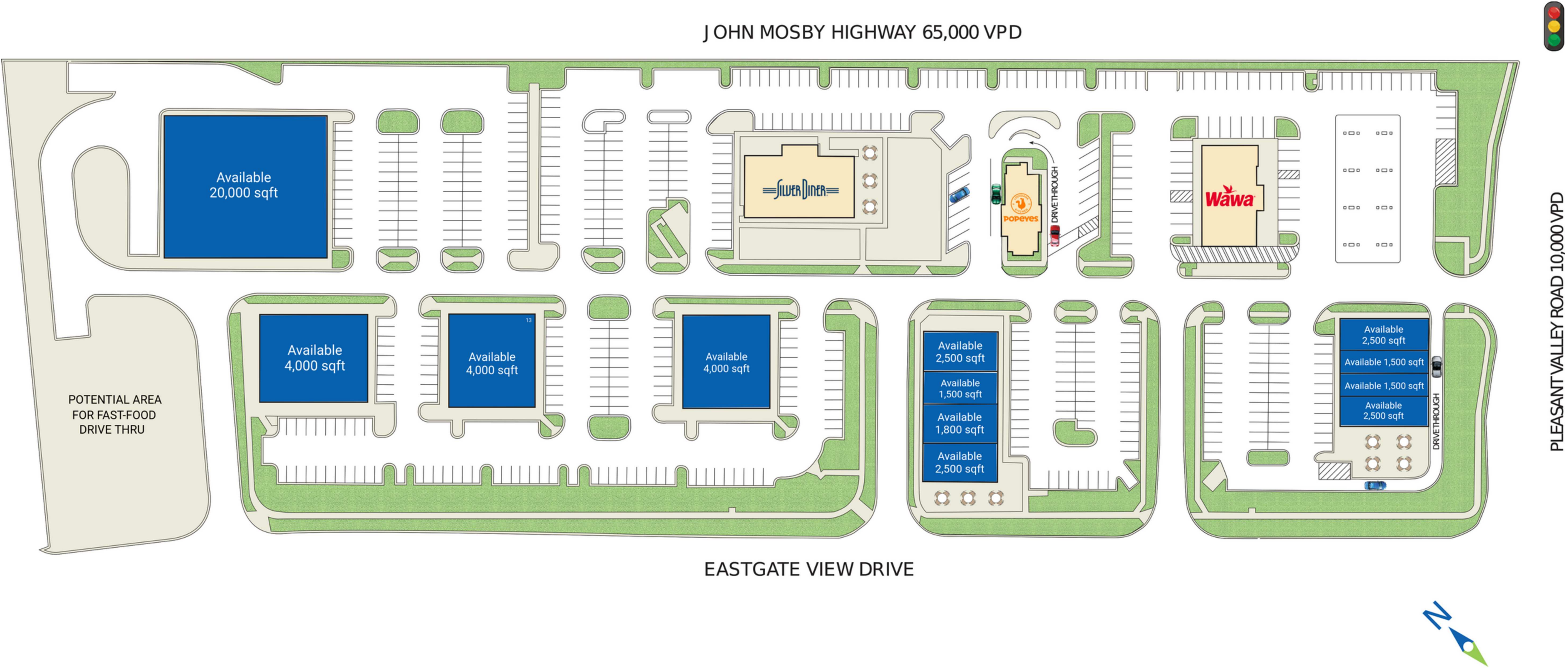
Loudoun Crossroads

METRO FLOWER MARKET

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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