



Loudoun Crossroads

Chantilly, VA

1,500 - 20,000 SF available



Chantilly

Virginia

Highly visible at the signalized intersection of Route 50 and Pleasant Valley Road, these pad site opportunities offer easily accessible and convenient retail options to the densely residential neighborhoods directly behind the site and in the surrounding community. These pad sites located at 25575 Pleasant Valley Road are up to 1.66 acres and less than a mile from Dulles International Airport, boasting frontage along a major roadway with over 71,000 vehicles passing daily.



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

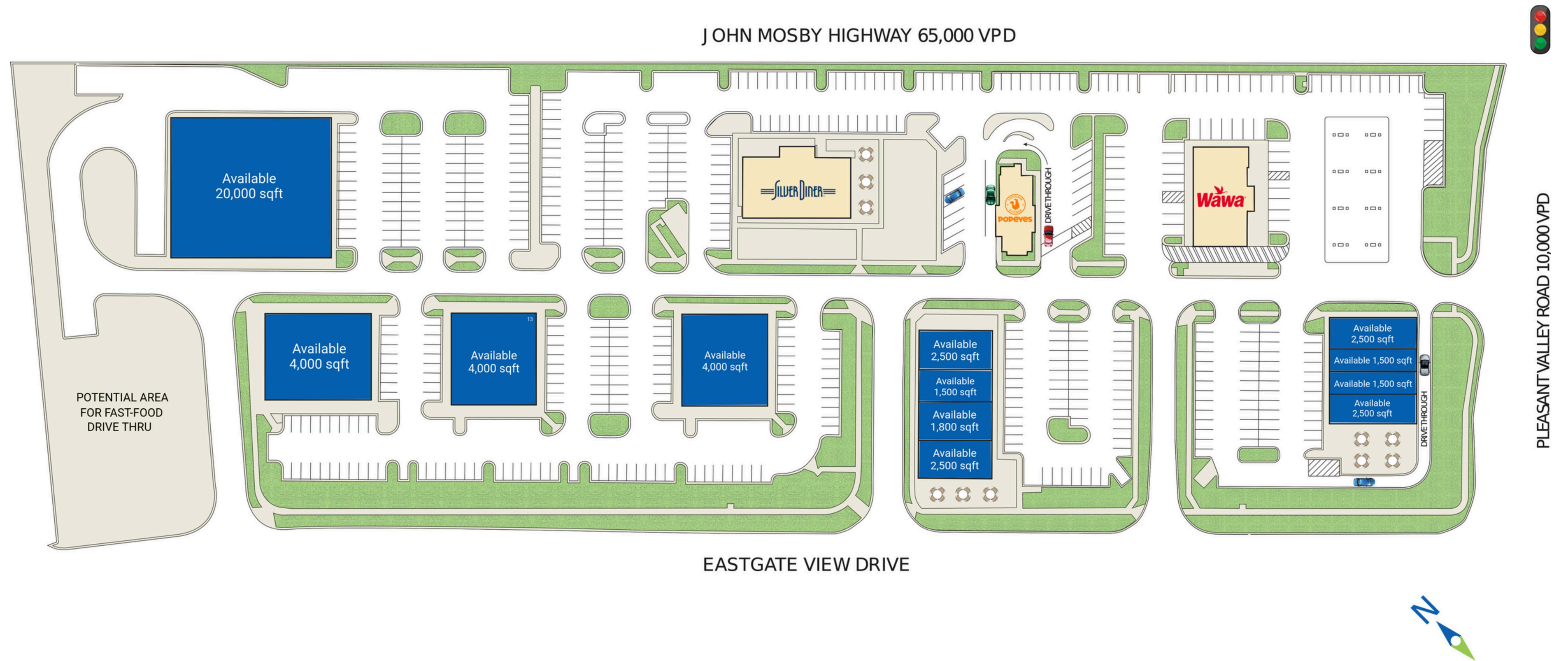




Site Plan

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

The Property



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