



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



2026 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





JOHN MOSBY HIGHWAY 65,000 VPD

POLAND ROAD

East Gate Marketplace
Harris Teeter CHASE
Starbucks DQ Firehouse Subs Jamba Juice

ZAXBYS DUNKIN' F45 TRAINING

Moore Cadillac

ROYAL FARMS

Foxgate Apartment Development
331 apartments

Loudoun Crossroads

TALL CEDARS PARKWAY

PLEASANT VALLEY ROAD 10,000 VPD

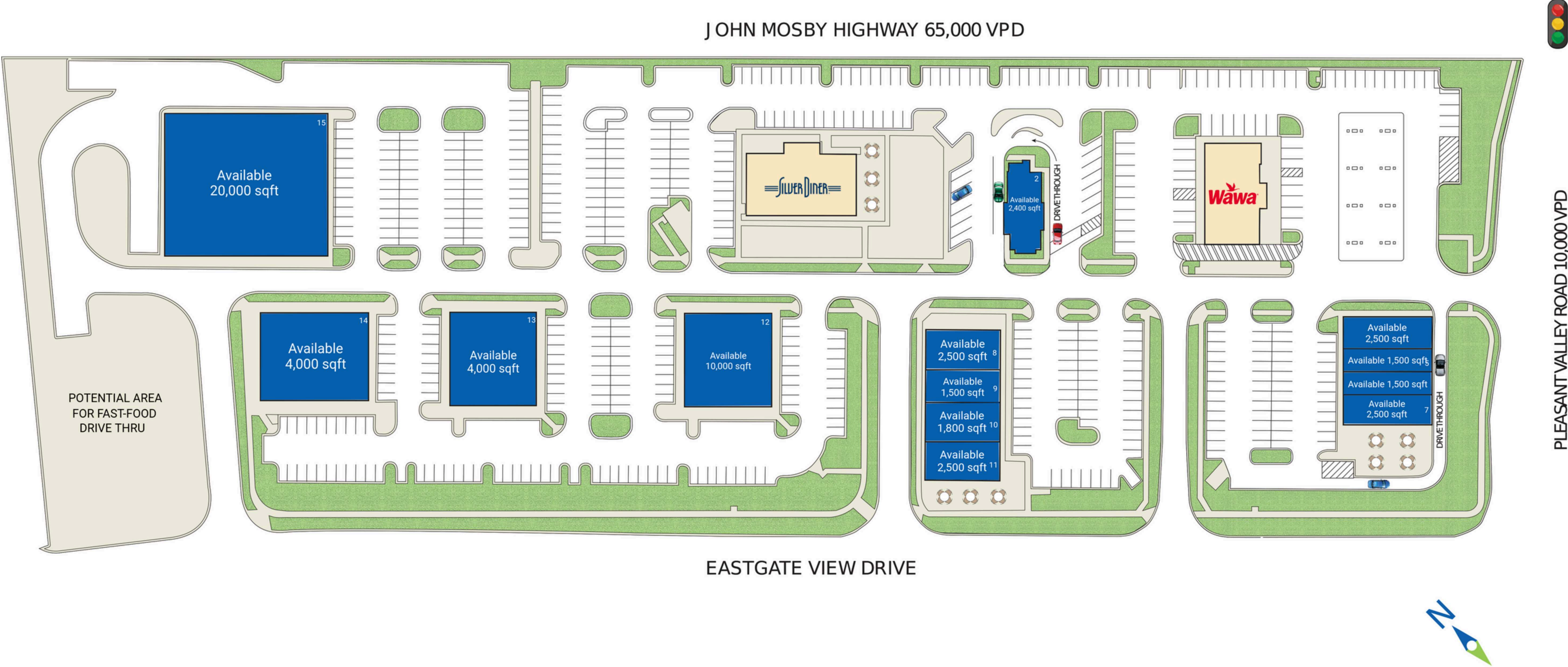
METRO FLOWER MARKET

Loudoun Crossroads

Site Plan

1,500 - 20,000 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	5,000	Wawa
2	2,400	Available
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	10,000	Available
13	4,000	Available
14	4,000	Available
15	20,000	Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

LOUDOUN CROSSROADS | 25575 PLEASANT VALLEY ROAD, CHANTILLY, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524