



TALL CEDARS
JUNCTION
SOUTH RIDING, VIRGINIA

Tall Cedars Junction

South Riding, VA

Mixed-Use Development with
Retail Opportunities from 1,500-9,007 SF



South Riding

Virginia

- Tall Cedars Junction is a new mixed-use development located at the signalized intersection of Tall Cedar Parkway and Pinebrook Road
- Up to 40,000 SF of high-visibility retail opportunities across three well-positioned buildings, with potential pad for ground lease
- Flexible mix of retail, restaurant, and office condominium opportunities
- Internal road network connects Cedar Terrace and South Riding Market Square to Tall Cedars Junction with convenient access to Route 50 and Loudoun County Parkway
- Located in South Riding, a premier Loudoun County market with strong demographics and among the fastest-growing and most affluent counties in the United States
- Estimated delivery in late 2027 to early 2028



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	7,797	80,695	137,141
Daytime Population	3,506	15,103	43,477
Household Income	\$225,418	\$234,499	\$248,837
Traffic Counts	Little River Turnpike (Route 50) on 50,000		

Area Retailers



5 SENSE
OF THAI



FIRST WATCH
THE DAYTIME CAFE





STONE SPRINGS HOSPITAL CENTER

The Shops at Arcola

Stone Ridge

Harris Teeter
Neighborhood Food & Pharmacy

Walgreens

Glory Days GRILL

Dulles Landing

ULTA BEAUTY

Michaels

TJ-MAXX

DUNKIN'

Walmart+

DICK'S SPORTING GOODS

DULLES INTERNATIONAL AIRPORT

LITTLE RIVER TURNPIKE 50,000 VPD

Future Residential Developments

TALL CEDARS PARKWAY 8,000 VPD

Future Inova

LIFETIME

Small Retail Shops

Tall Cedars Junction

CHARTER SENIOR LIVING OF LINDEN

LOUDDOWN COUNTY PARKWAY 40,000 VPD



Cedar Terrace at South Riding

LITTLE RIVER TURNPIKE 50,000 VPD

South Riding Market Square

Giant

Panera BREAD

5sense

SENSE OF THAI ST.

FIRST WATCH THE DAYTIME CAFE

THE HOME DEPOT

TRUIST



Orangetheory FITNESS

7-ELEVEN

RIDING CENTER DRIVE 6,000 VPD



AVONLEA GRAND DRIVE

PINEBROOK ROAD

Building A

Building C

Building D

Ground Lease

Building B

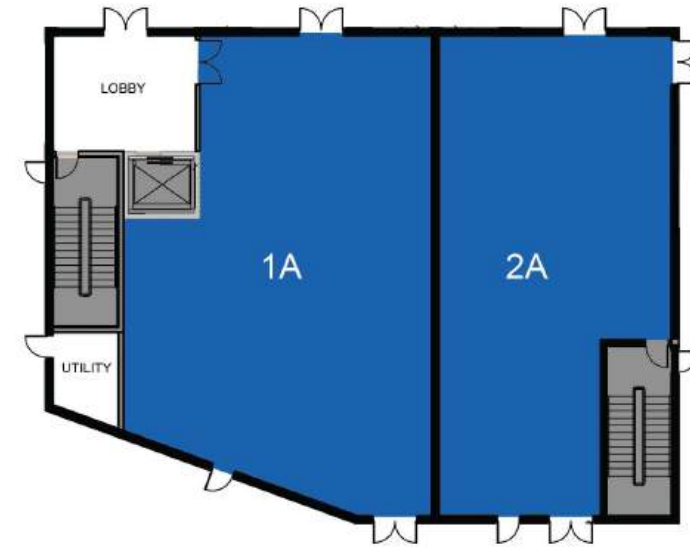
Linden Senior Living
Opening 2026

TALL CEDARS PARKWAY

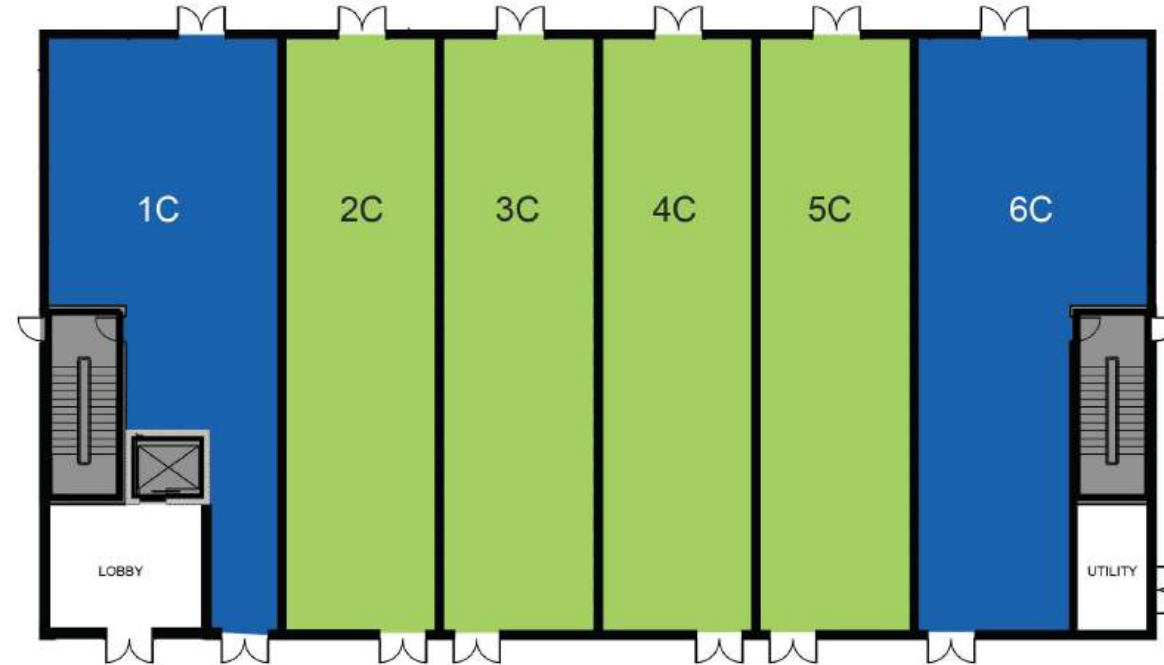
Site Plan

1,538 - 9,007 SF available

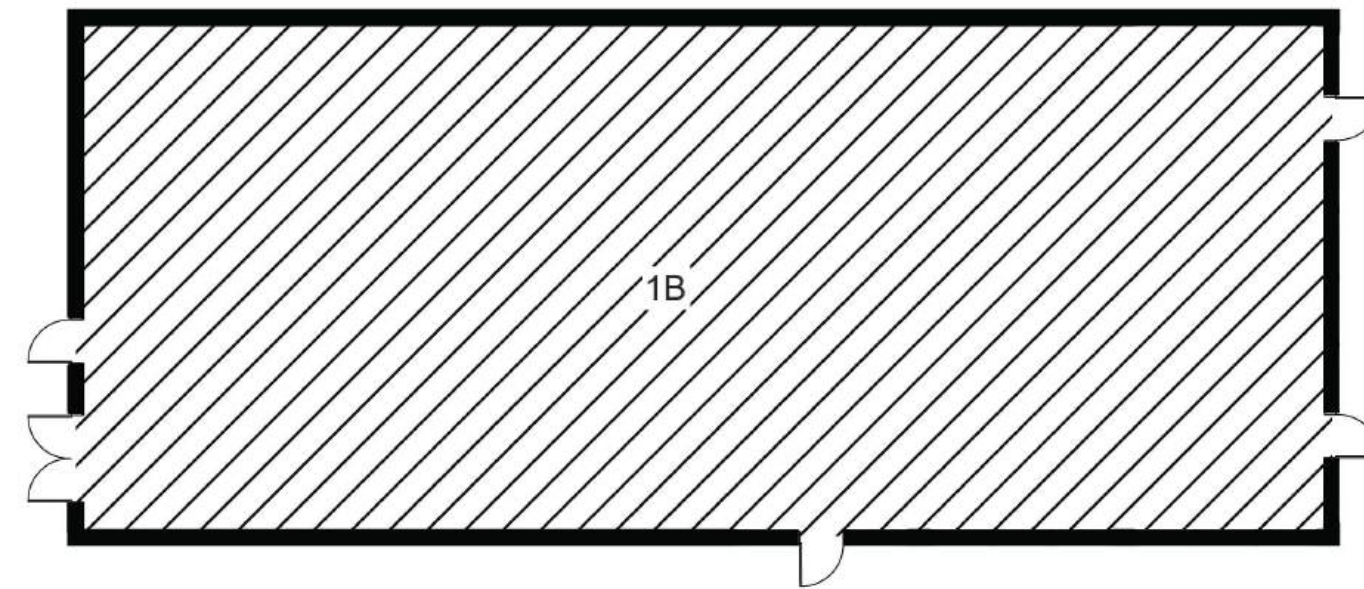
- Food
- Service Retailers
- Banquet/ Event Space
- Rooftop Brewery
- ▨ Ground Lease



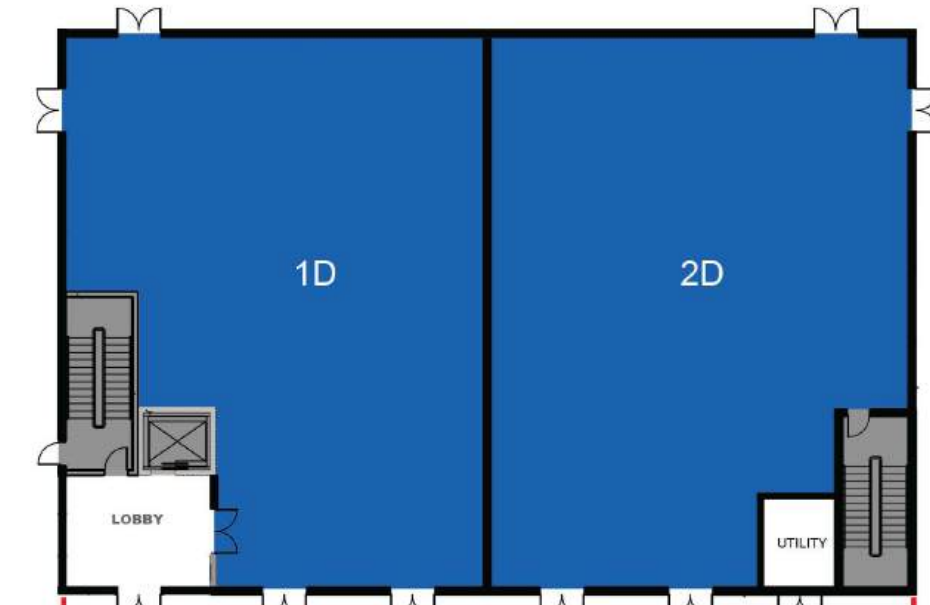
Food & Beverage
First Floor Building A



Food & Beverage/Service Retailers
First Floor Building C



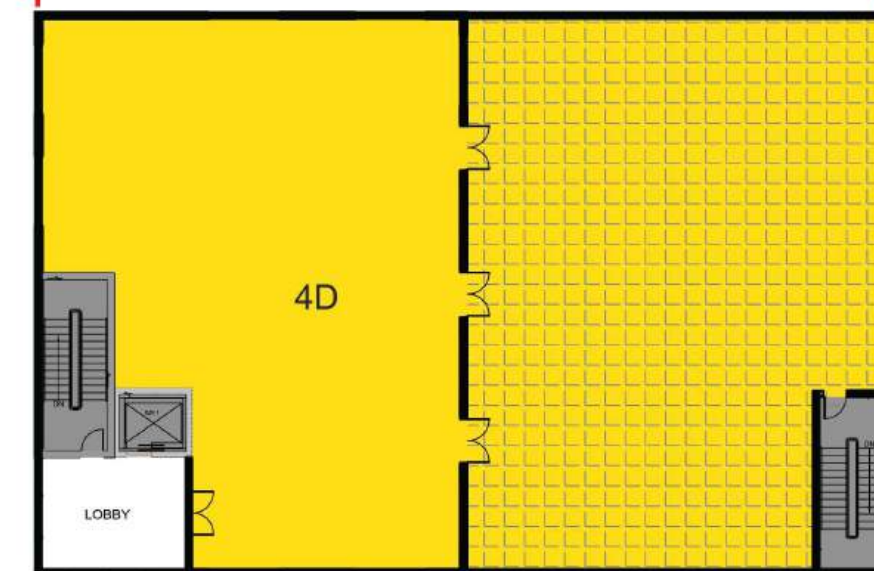
Ground Lease
First Floor Building B



Food & Beverage
First Floor Building D



Banquet/ Event Space
Second Floor Building D



Rooftop Brewery
with 4,500 SF
Outdoor Space
Third Floor Building D

Tenant List

Space #	Sq. Ft.	Tenant
1A	2,542	Available
1B	3,260	Available
1C	1,635	Available
1D	4,504	Available
2A	2,048	Available

Space #	Sq. Ft.	Tenant
2C	1,538	Available
2D	4,503	Available
3C	1,538	Available
3D	9,007	Available
4C	1,538	Available

Space #	Sq. Ft.	Tenant
4D	4,504	Available
5C	1,538	Available
6C	1,915	Available

The Property



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