



4465 Brookfield Corporate Drive
Chantilly, VA

8,500 SF available



Chantilly

Virginia

- Two-story neighborhood commercial building with abundant surface parking
- Strategically located near Chantilly Shopping Center, anchored by Walmart Supercenter
- Positioned adjacent to the former Dulles Expo Center site, planned for redevelopment as an IKEA, anticipated to open in Spring 2026
- Excellent accessibility to Route 50 and Sully Road (Route 28), with convenient proximity to Washington Dulles International Airport
- Zoning: C-5 Neighborhood Commercial Retail



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	8,374	94,299	232,286
Daytime Population	19,176	62,980	117,530
Household Income	\$161,661	\$195,377	\$205,199
Traffic Counts	1,600 on Brookfield Corporate Drive 75,300 on Sully Road (Route 28)		

Area Retailers



Jollibee Starbucks Walmart
IKEA McDonald's Chick-fil-A



MainStay SUITES

28

BROOKFIELD CORPORATE DRIVE 1,600 VPD

4465 Brookfield Corporate Dr

crumbl cookies Wegmans CAVA

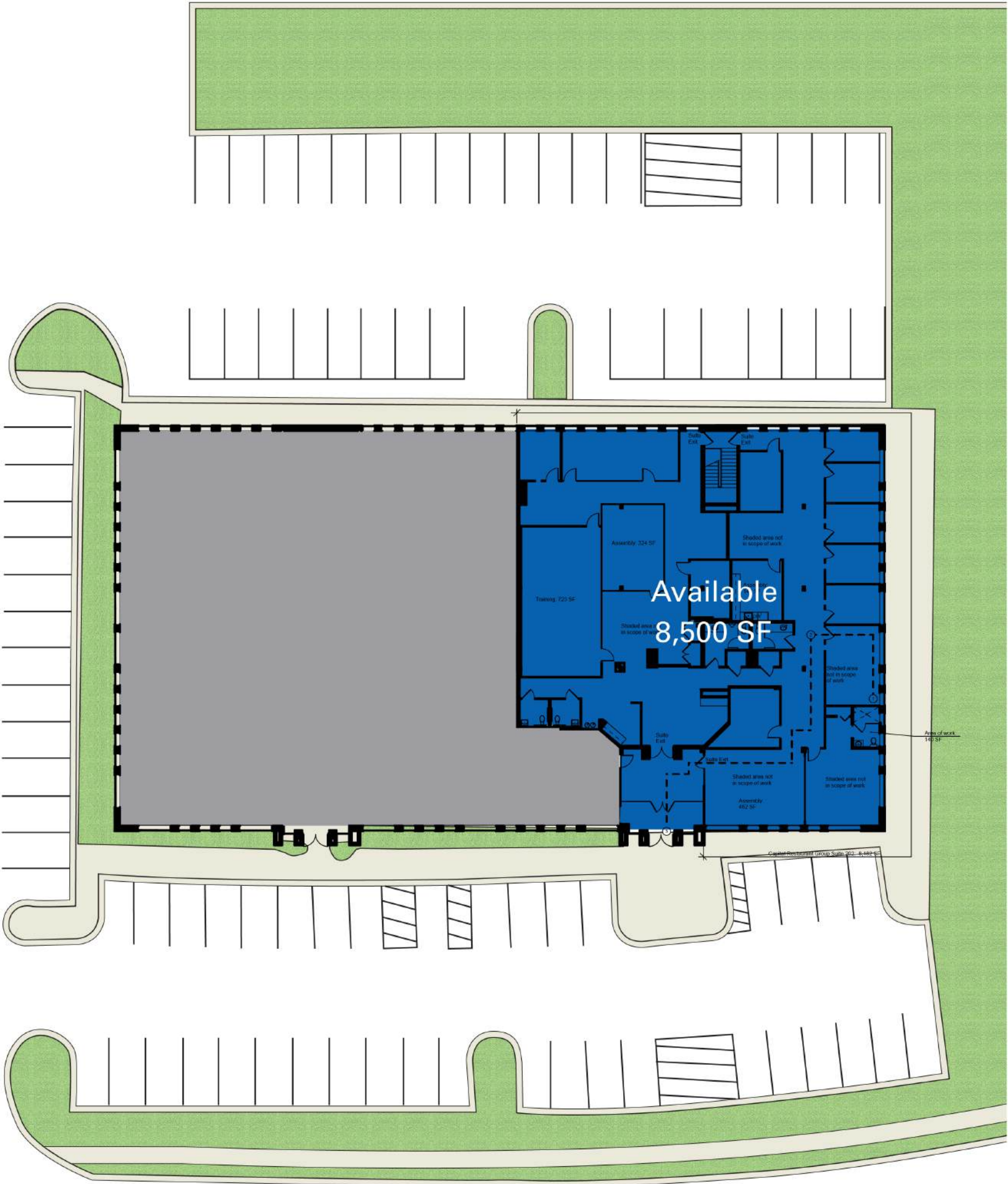
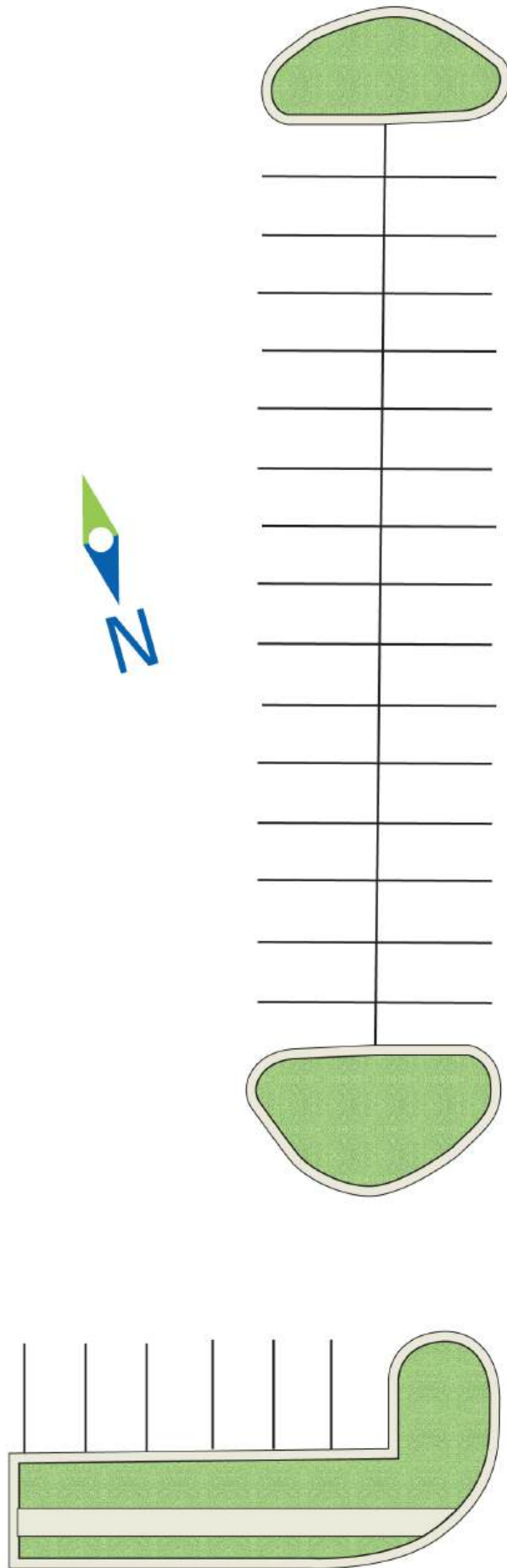
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Site Plan

8,500 SF available

Space #	Sq. Ft.	Tenant
A	8,500	Available

● Space Available



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4465 BROOKFIELD CORPORATE DRIVE, CHANTILLY, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Will Collins | wcollins@rappaportco.com | 571.382.1225

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413