

2nd-Gen Restaurant
Available



25150 Loudoun County Parkway
South Riding, VA

2,213 SF 2nd-Gen
Restaurant Available



South Riding

Virginia

- Prime South Riding opportunity featuring 2,213 SF of second-generation restaurant space
- High-visibility location with direct frontage on Loudoun County Parkway.
- Located in Loudoun County, the wealthiest county in the United States
- Strategically positioned in South Riding, with close proximity to South Riding Plaza and surrounding residential communities



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	16,726	63,707	128,513
Daytime Population	3,217	14,260	58,049
Household Income	\$214,441	\$222,384	\$251,473
Traffic Counts	11,900 on Loudoun County Parkway 11,600 on Tall Cedars Parkway		

Area Retailers



Dulles Landing

Walmart  DICK'S  SPORTING GOODS PET SMART 
TJ-maxx  HomeGoods  ULTA  BEAUTY

DULLES INTERNATIONAL
AIRPORT



LOUDOUN COUNTY PARKWAY 11,900 VPD

LITTLE RIVER TURNPIKE 49,400 VPD

AVONLEA
(FUTURE MIXED-USE
DEVELOPMENT)

CEDAR
TERRACE
TALL CEDARS PARKWAY 11,600 VPD

RIDING CENTRE DRIVE

**South Riding
Market Square**

Giant  Home Depot  Foster's Grille 
ups  Peri-Peri  Don Juan 



**25150 Loudoun
County Pkwy**

South Riding Town Center

SUBWAY  Domino's Pizza 

East Gate Marketplace

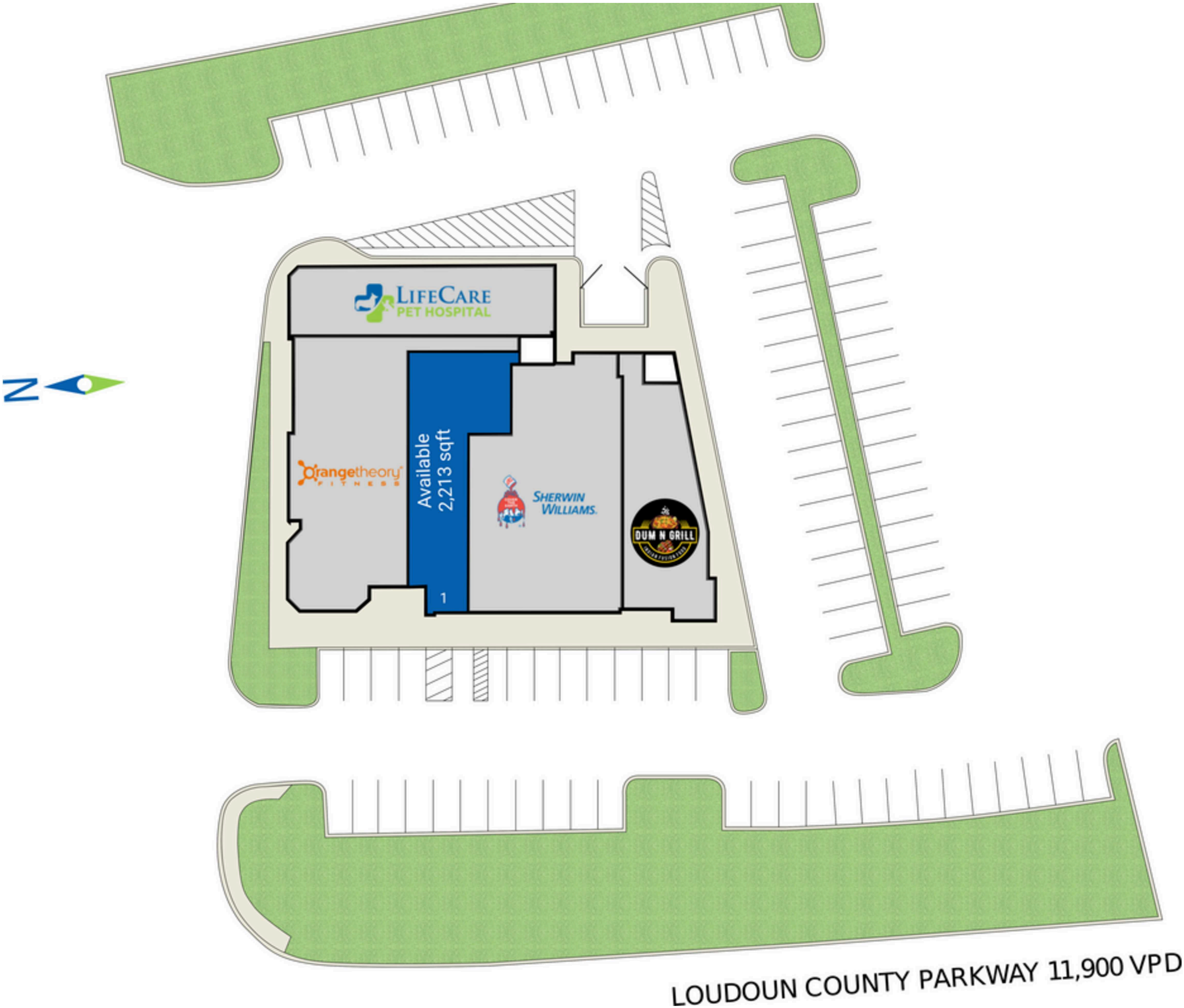
Harris Teeter  Walgreens 
Starbucks  CHASE  Auto Zone 

25150 Loudoun County Parkway

Site Plan

2,213 SF available

Space #	Sq. Ft.	Tenant
1	2,213	Available



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

25150 LOUDOUN COUNTY PARKWAY, UNIT 145, SOUTH RIDING, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524