



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





Stone Ridge
Harris Teeter
Neighborhood Food & Pharmacy
Walgreens
Glory Days GRILL

The Shops
at Arcola

Dulles Landing
ULTA BEAUTY **Michaels**
TJ-maxx **DUNKIN'**
Walmart+ **DICK'S SPORTING GOODS**

Future
Residential
Developments

Future
Inova

LIFE TIME
Small Retail Shops

Tall Cedars
Junction

CHARTER SENIOR LIVING
OF LINDEN

Cedar Terrace
at South Riding

South Riding Market Square
Giant **Panera BREAD** **sense**
FIRST WATCH **THE DAYTIME CAFE** **HOME DEPOT** **TRUIST**



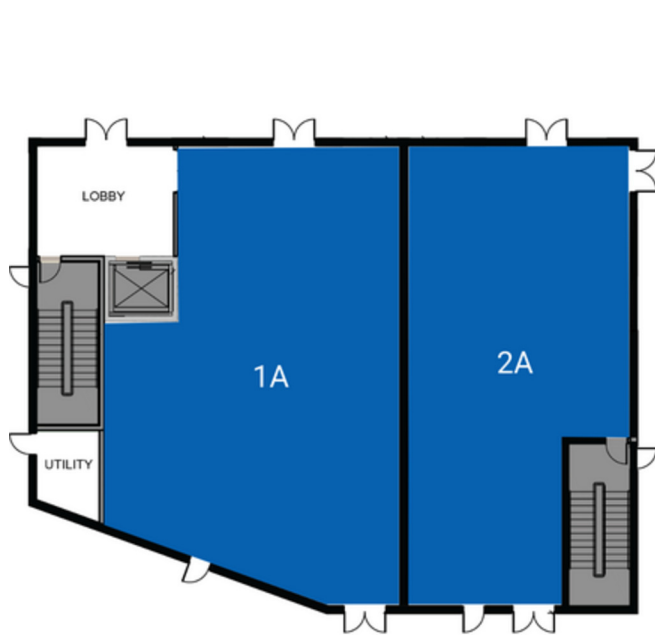
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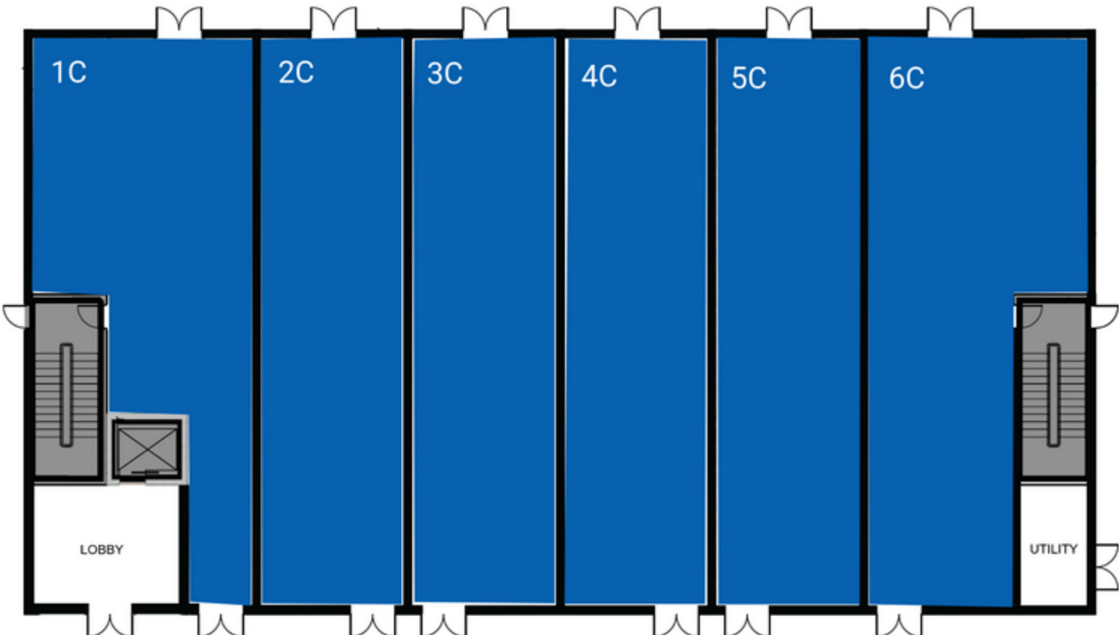
Site Plan

1,538 - 9,007 SF available

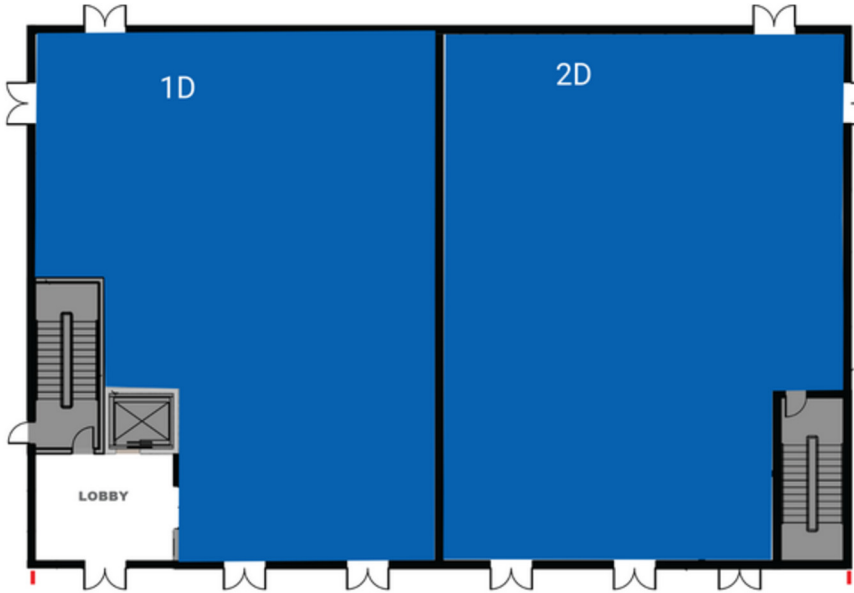
● Space Available



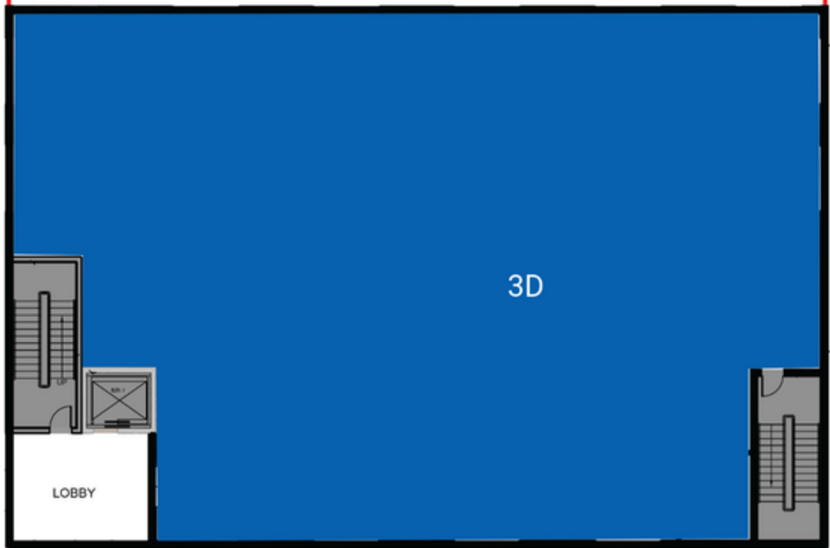
Food & Beverage
First Floor Building A



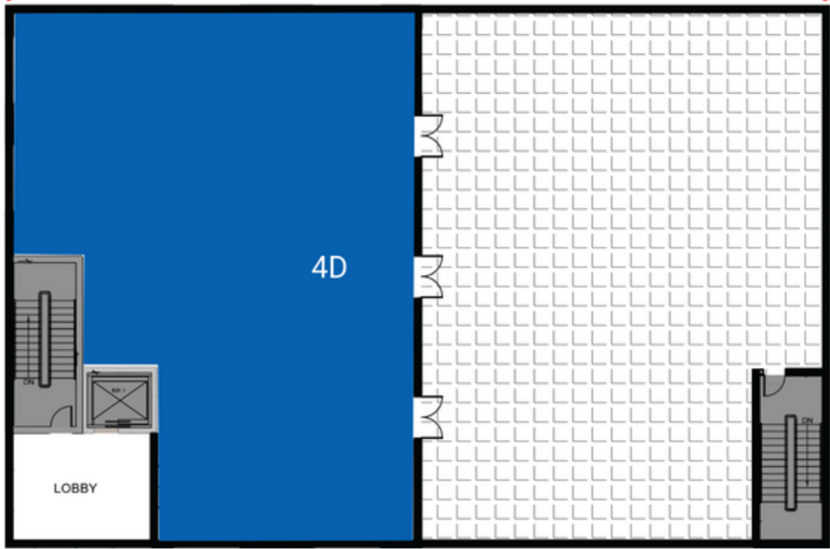
Food & Beverage/Service Retailers
First Floor Building C



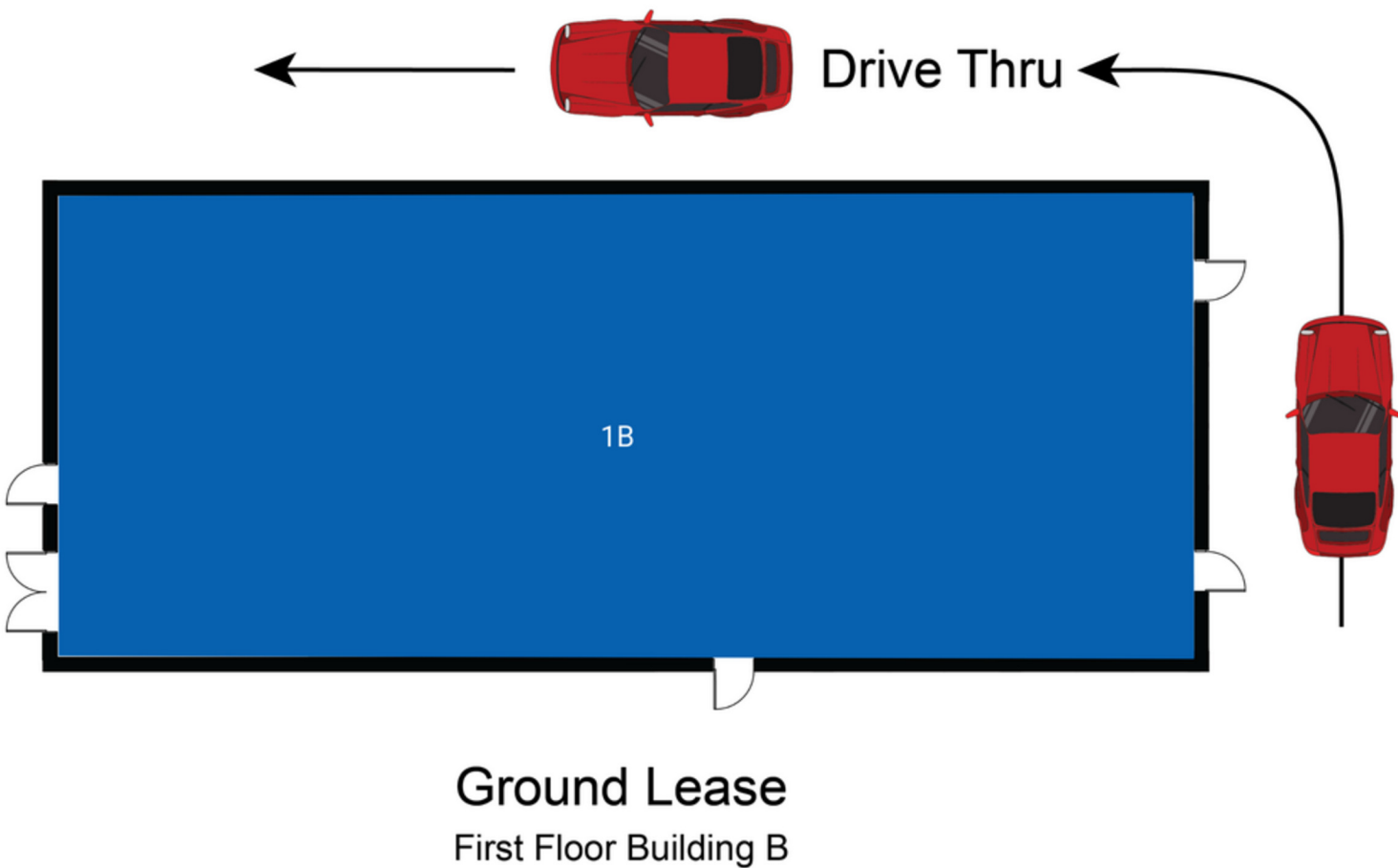
Food & Beverage
First Floor Building D



Banquet/ Event Space
Second Floor Building D



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



Ground Lease
First Floor Building B

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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