

LOUDOUN GATEWAY

CHANTILLY, VA

0 - 0 SF AVAILABLE

RAPPAPORT



LEE JACKSON MEMORIAL HIGHWAY 71,000 VPD





PLEASANT VALLEY ROAD

LOUDOUN GATEWAY

CHANTILLY, VA

Highly visible at the signalized intersection of Route 50 and Pleasant Valley Road, these pad site opportunities offer easily accessible and convenient retail options to the densely residential neighborhoods directly behind the site and in the surrounding community. These pad sites located at 25575 Pleasant Valley Road are up to 1.66 acres and less than a mile from Dulles International Airport, boasting frontage along a major roadway with over 71,000 vehicles passing daily.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	6,211	36,229	163,683
 DAYTIME POPULATION	10,711	65,804	174,920
 HOUSEHOLD INCOME	\$170,178	\$163,643	\$168,466
 TRAFFIC COUNTS	71,000 on Lee Jackson Memorial Highway (Route 50)		

AREA RETAILERS

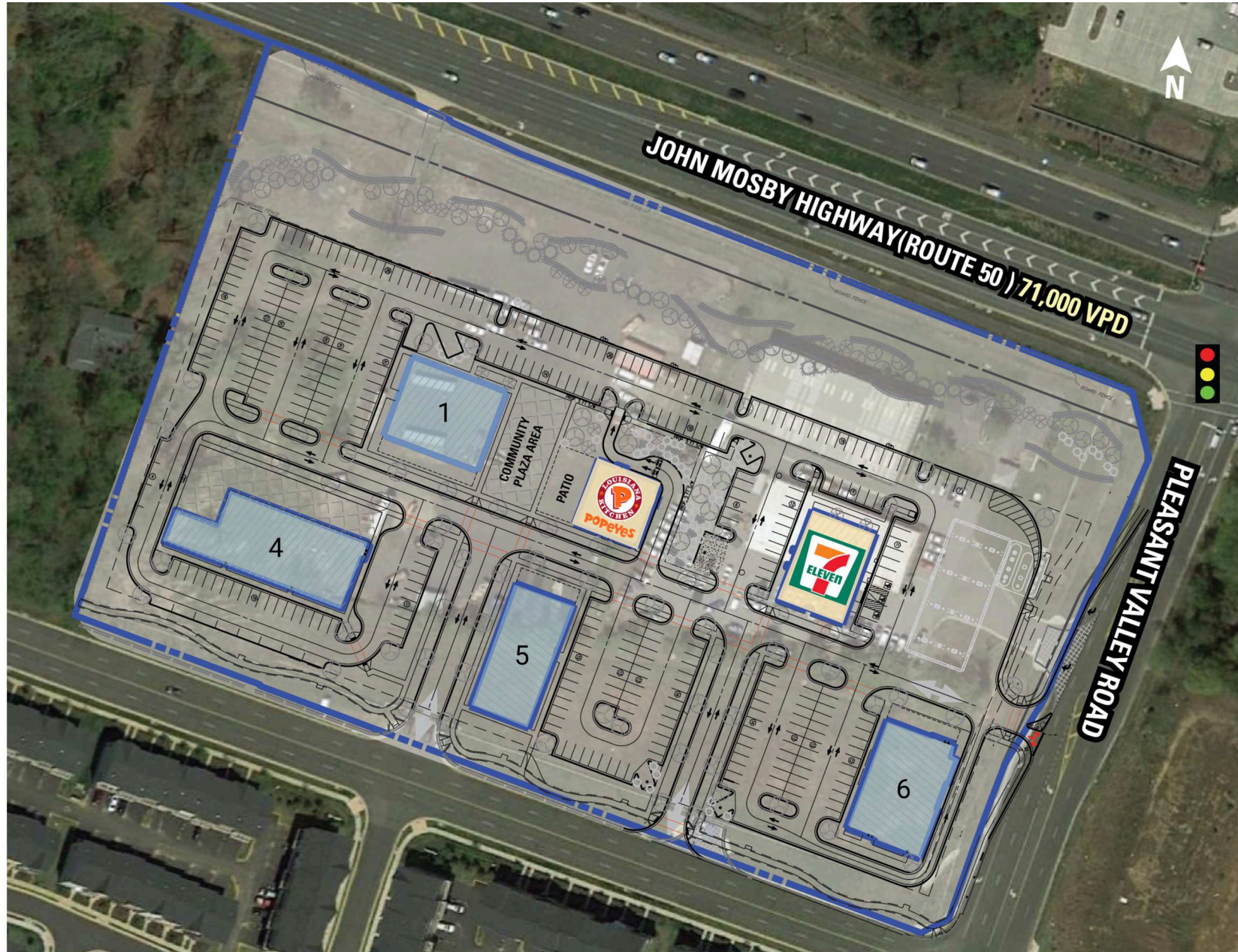
Walgreens

Harris Teeter



SITE PLAN

LOUDOUN GATEWAY | CHANTILLY, VA



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LOUDOUN GATEWAY | 25575 PLEASANT VALLEY ROAD, CHANTILLY, VA

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