



LEE JACKSON MEMORIAL HIGHWAY 71,000 VPD

VALLEY ROAD

**LOUDOUN GATEWAY**  
Chantilly, VA

0 - 0 SF available

**RAPPAPORT**  
CULTIVATING PLACES



# 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.



## 2024 Demographics

	1 mi.	3 mi.	5 mi.
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



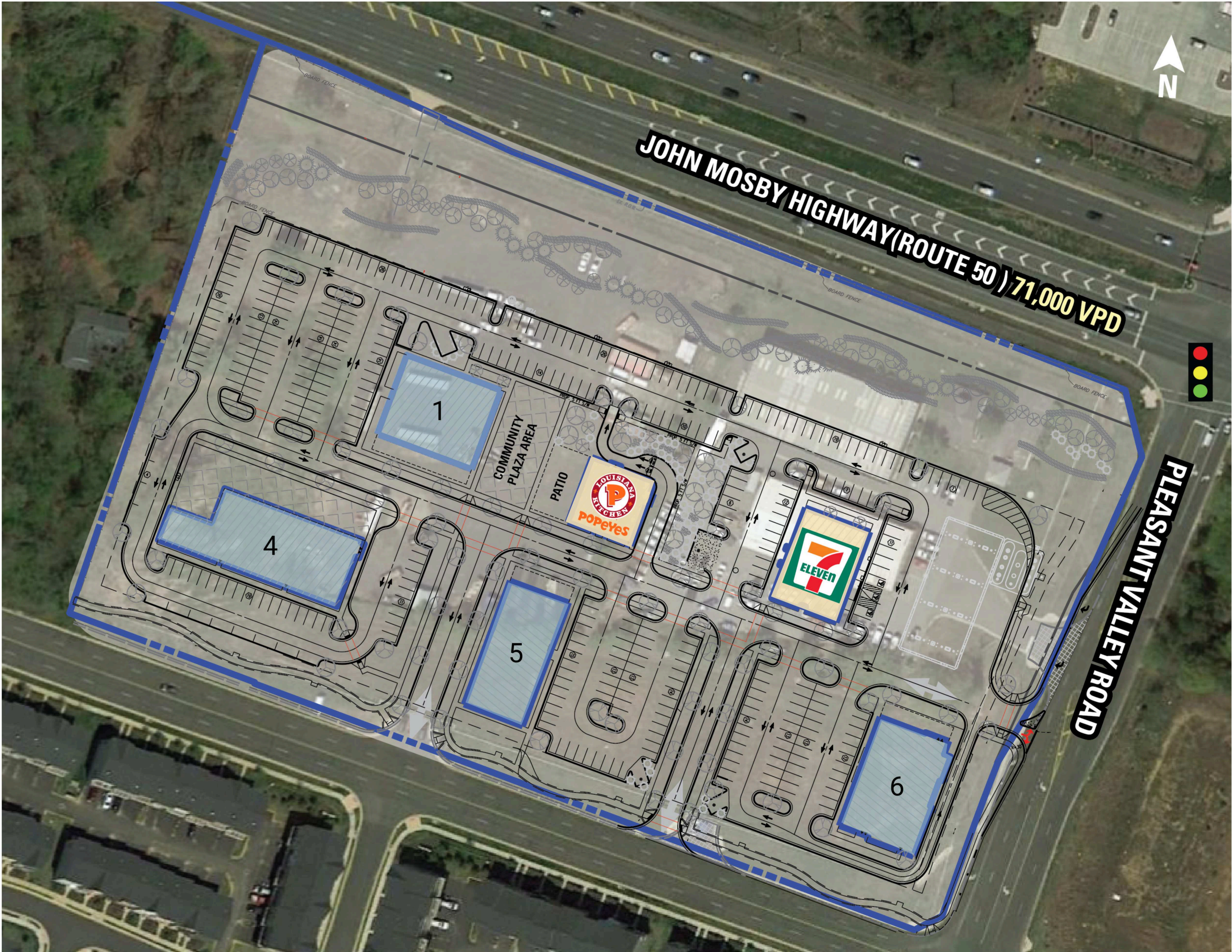






# Site Plan

● Space Available





# The Property





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**LOUDOUN GATEWAY | 25575 PLEASANT VALLEY ROAD, CHANTILLY, VA**

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