



Ideal for
School Use

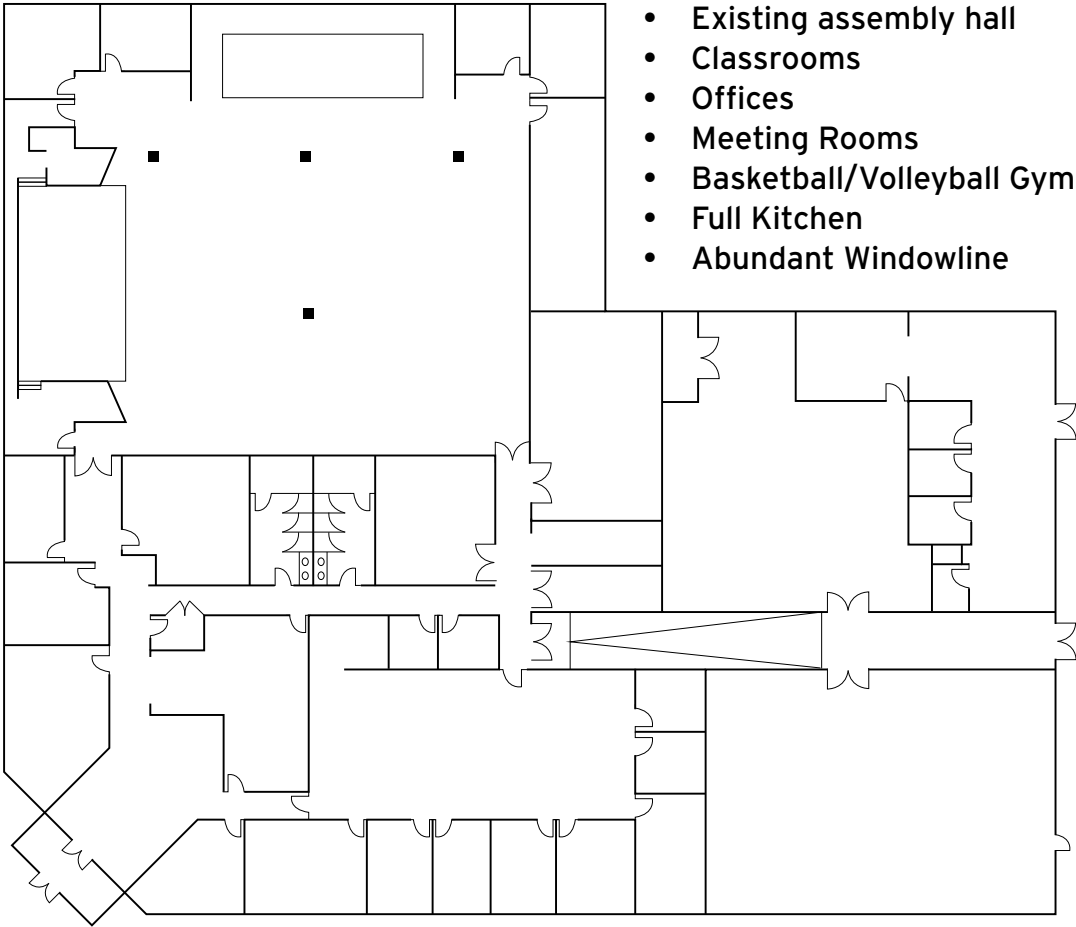
4160 PLEASANT VALLEY ROAD

CHANTILLY, VA 20151

26,500 SF Religious Facility +
1 Acre of Adjacent Land for Sale
(4223 Lafayette Center Drive)



FLOORPLAN



- Existing assembly hall
- Classrooms
- Offices
- Meeting Rooms
- Basketball/Volleyball Gym
- Full Kitchen
- Abundant Windowline

◀ **LOADING DOCK**

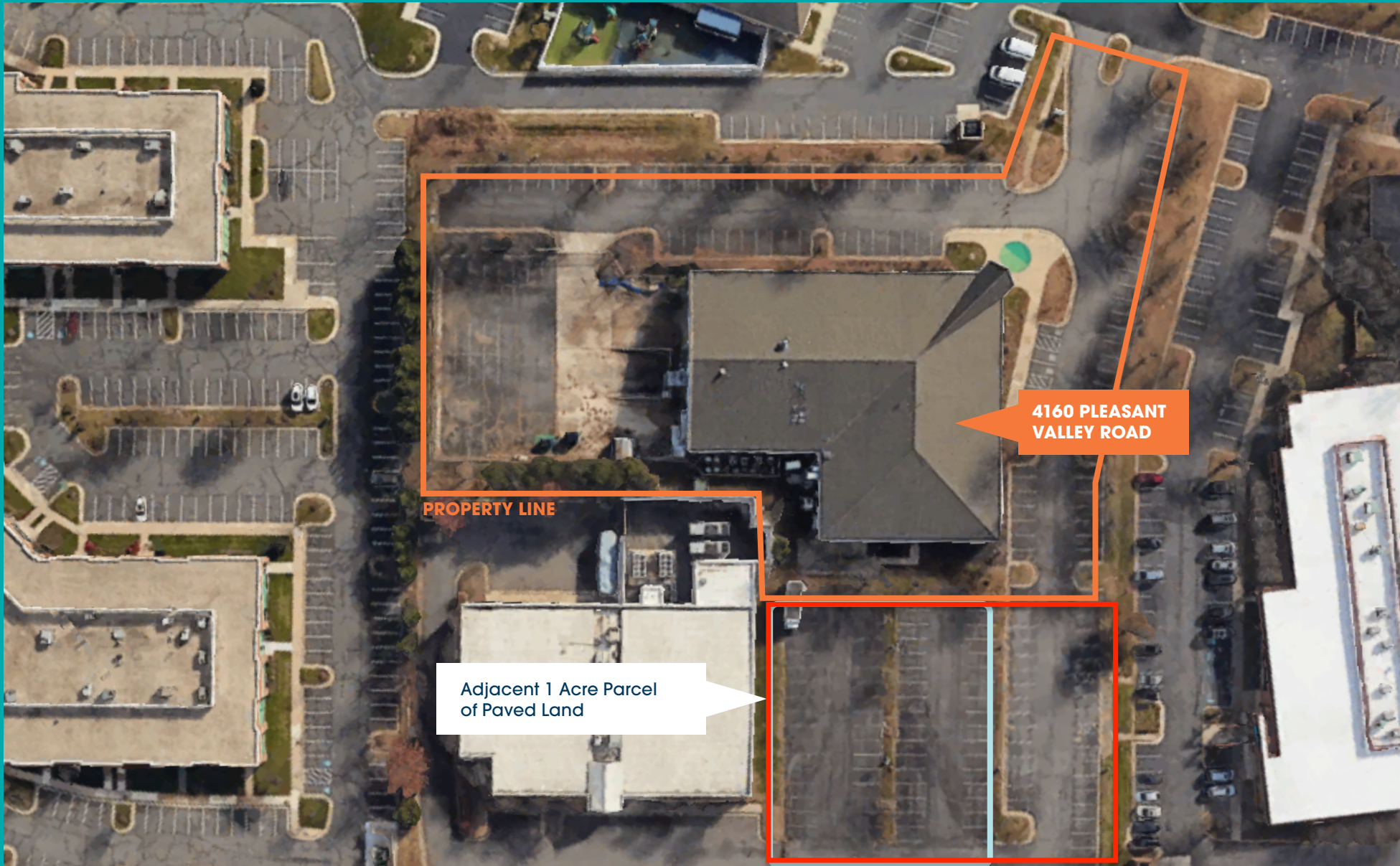


Gymnasium



Gymnasium

LAND OVERVIEW



NEIGHBORING RETAIL

1. EAST GATE MARKETPLACE



2. CHANTILLY CROSSING



3. DULLES EXPO CENTER



I-3 ZONING USES

By Right Potential 58,000 SF - 72,000 SF Data Center Redevelopment

HEALTH & WELLNESS



Adult Day
Support Center



Massage Therapy
Establishment



Small Health &
Exercise Facility



Veterinary
Hospital



Child Care
Center

BUSINESS/PROFESSIONAL SERVICES



Office



Financial
Institution



Data Center



Specialized
Instruction Center



Catering
Establishment

INDUSTRIAL & PRODUCTION



New Vehicle
Storage



Production or
Processing



Small-Scale
Production



Solar Power
Facility



Craft Beverage
Production

COMMUNITY & PUBLIC SERVICES



Funeral Home



Crematory



Kennel



Religious
Assembly w/
Private School



Quasi-Public Park
or Playground



Utility Facility

DEMOGRAPHICS

POPULATION



21,218
Within 2 Miles

195,208
Within 5 Miles

638,502
Within 10 Miles

HOUSEHOLDS



6,821
Within 2 Miles

74,128
Within 5 Miles

261,817
Within 10 Miles

INCOME



\$147,286
Within 2 Miles

\$162,335
Within 5 Miles

\$158,880
Within 10 Miles

EMPLOYEES



32,031
Within 2 Miles

88,703
Within 5 Miles

318,491
Within 10 Miles

BUSINESSES



2,167
Within 2 Miles

6,867
Within 5 Miles

28,042
Within 10 Miles

**For more information,
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