

# SALE

## 7.26 ACRES ON RT 50 IN CHANTILLY, VA

43107 LITTLE RIVER TURNPIKE, CHANTILLY VIRGINIA 20152



### FEATURES:

- 7.26 acres consisting of two parcels (6.25 acres & 1.01 acres)
- Loudoun County Parcel ID: 127260592 (6.25 acres) & 127262463 (1.01 acres)
- Zoned CLI - zoning allows for flex, retail, office, hotel, health & fitness center, medical care facility, adult/child day care center, research & development, church, funeral home, manufacturing, and other by right uses. Warehouse by special exception
- Lot is mostly clear and level
- Utilities (electric, water, sewer) on site
- Strategically located at the juncture of Route 50 and Loudoun County Parkway in southeast Loudoun County
- Minutes to Dulles International Airport
- Price: \$10,900,000

DAVID GUNTER  
DEG@CGR-INC.COM  
703-544-1013 · EXT 111



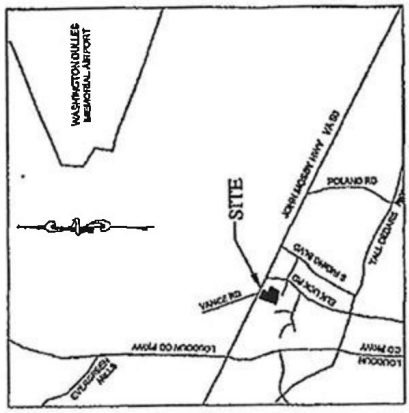
DAVID AUSTIN  
AUSTIN@CGR-INC.COM  
703-544-1013 · EXT 114



Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

This being re-recorded to add legal description.



- NOTES:
1. NO TITLE REPORT FURNISHED.
  2. THIS PROPERTY IS SHOWN ON PIN #127-26-2463 & PIN #127-26-2463.
  3. THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY MODERN SURVEY METHODS AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCUMBRANCES ON THE PROPERTY SHOWN.
  4. PHYSICAL IMPROVEMENTS ON THE PROPERTY SHOWN HEREON ARE NOT SHOWN.
  5. N/F DENOTES NOW OR FORMERLY.
  6. THE DATUM SHOWN HEREON IS NAD 27.

OWNERS CONSENT

THE PLATING OF THIS PROPERTY HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERGROUND OWNERS, PROPRIETORS, AND TRUSTEES OF THE PROPERTY.

*[Signature]*  
 DATE 4/25/2012

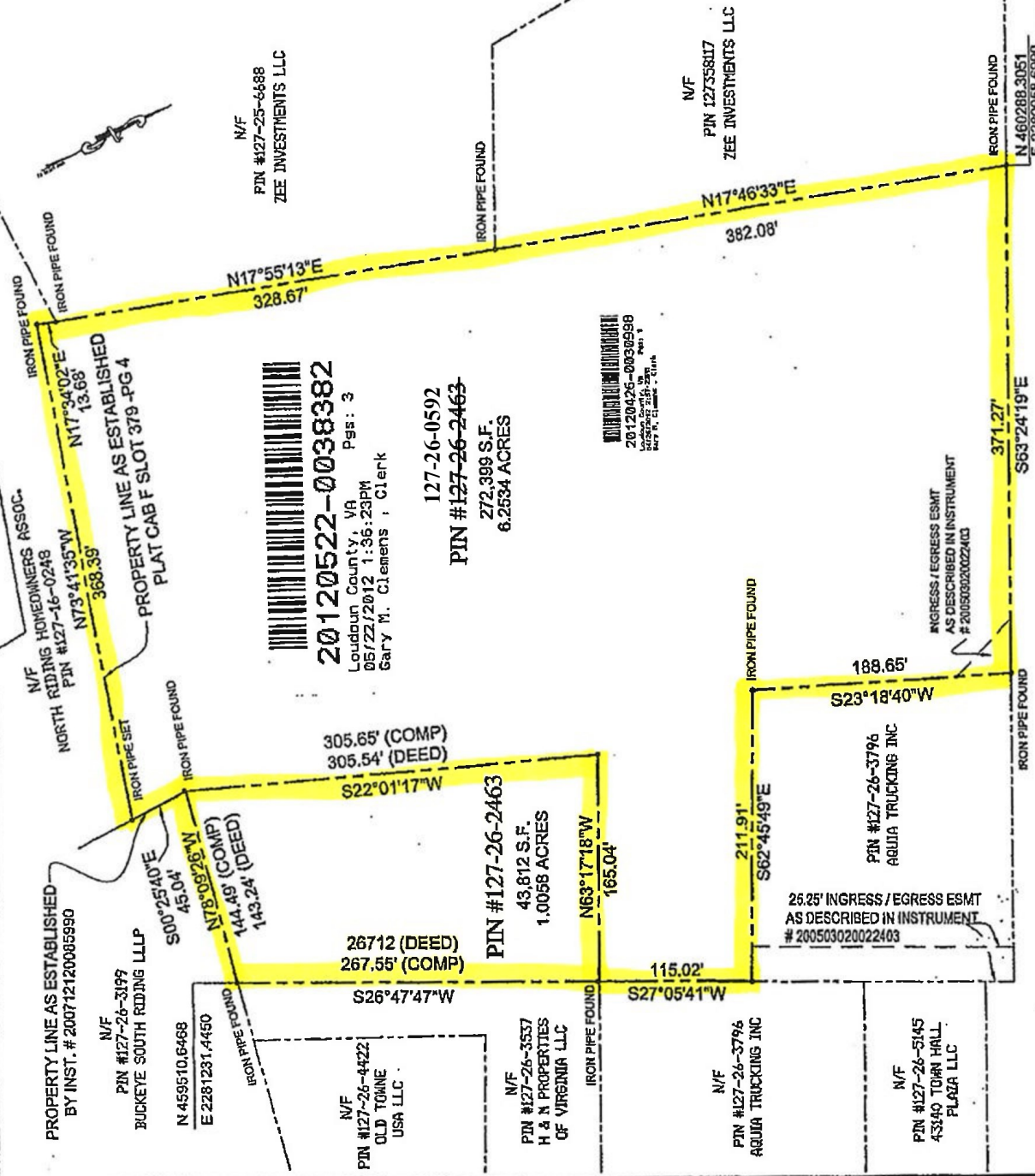
NOTARY CERTIFICATION

COMMONWEALTH OF VIRGINIA, COUNTY OF LOUDOUN, DO WE, THE FOREGOING OWNERS' CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, 2012.

*[Signature]*  
 Notary Public

BOUNDARY SURVEY OR  
 PIN #127-26-0592 &  
 PIN #127-26-2463  
 INST. # 200306060068463  
 LOUDOUN COUNTY, VIRGINIA  
 SCALE: 1" = 50'  
 DATE: APRIL 23, 2012

DICKERSON SURVEY AND ARBORIST SERVICES  
 AND SURVEYING • CERTIFIED ARBORISTS



**20120522-0038382**  
 Loudoun County, VA  
 05/22/2012 1:36:23PM  
 Gary M. Clemens, Clerk

127-26-0592  
 PIN #127-26-2463  
 272,399 S.F.  
 6.2534 ACRES

PIN #127-26-2463  
 43,812 S.F.  
 1.0058 ACRES

JOHN MOSBY HWY  
 U.S. ROUTE 50  
 R/W VARIES

A COPYTESTE

*[Signature]*  
 Gary M. Clemens, Clerk

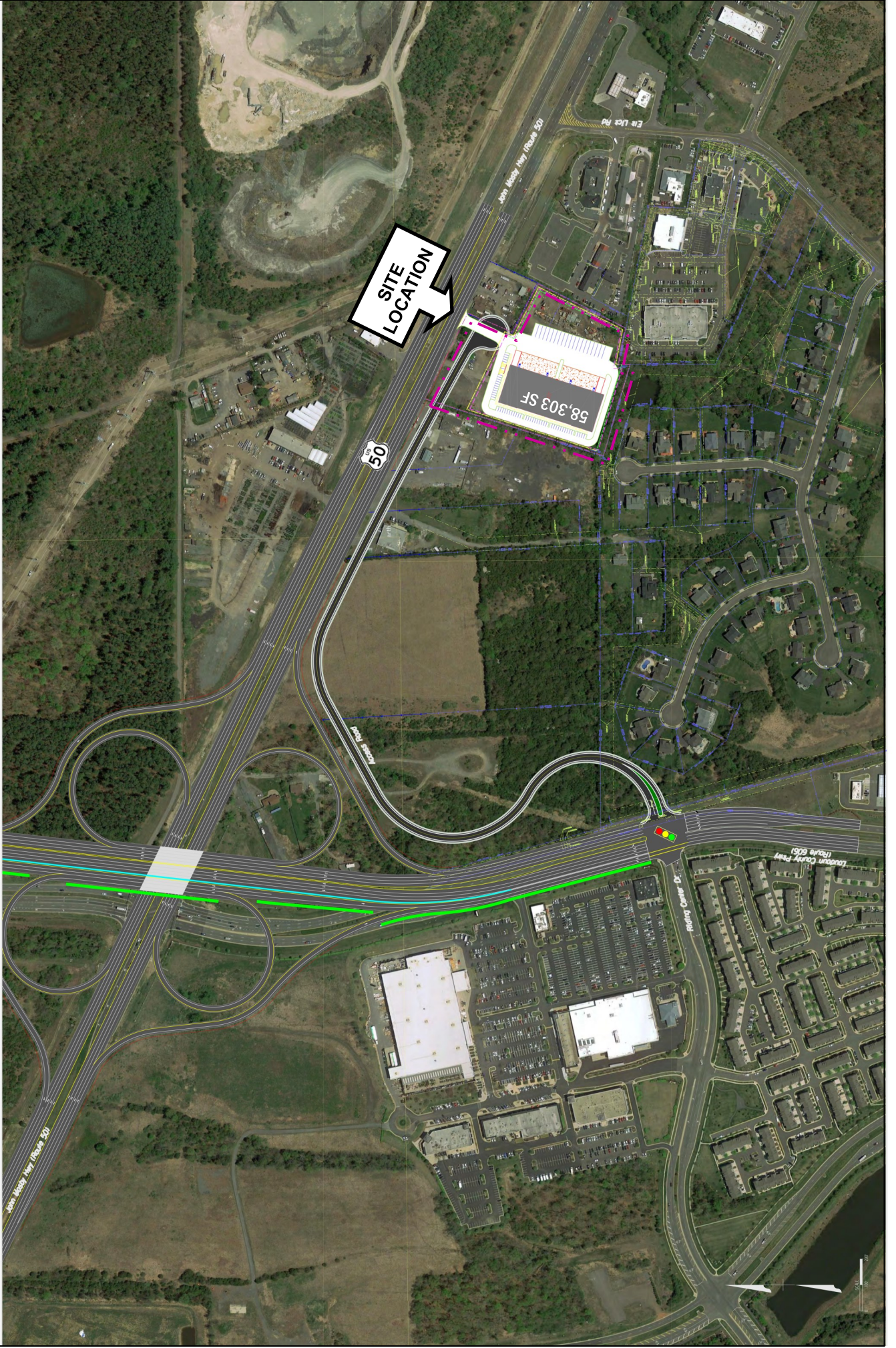
Deputy Clerk

Box 8

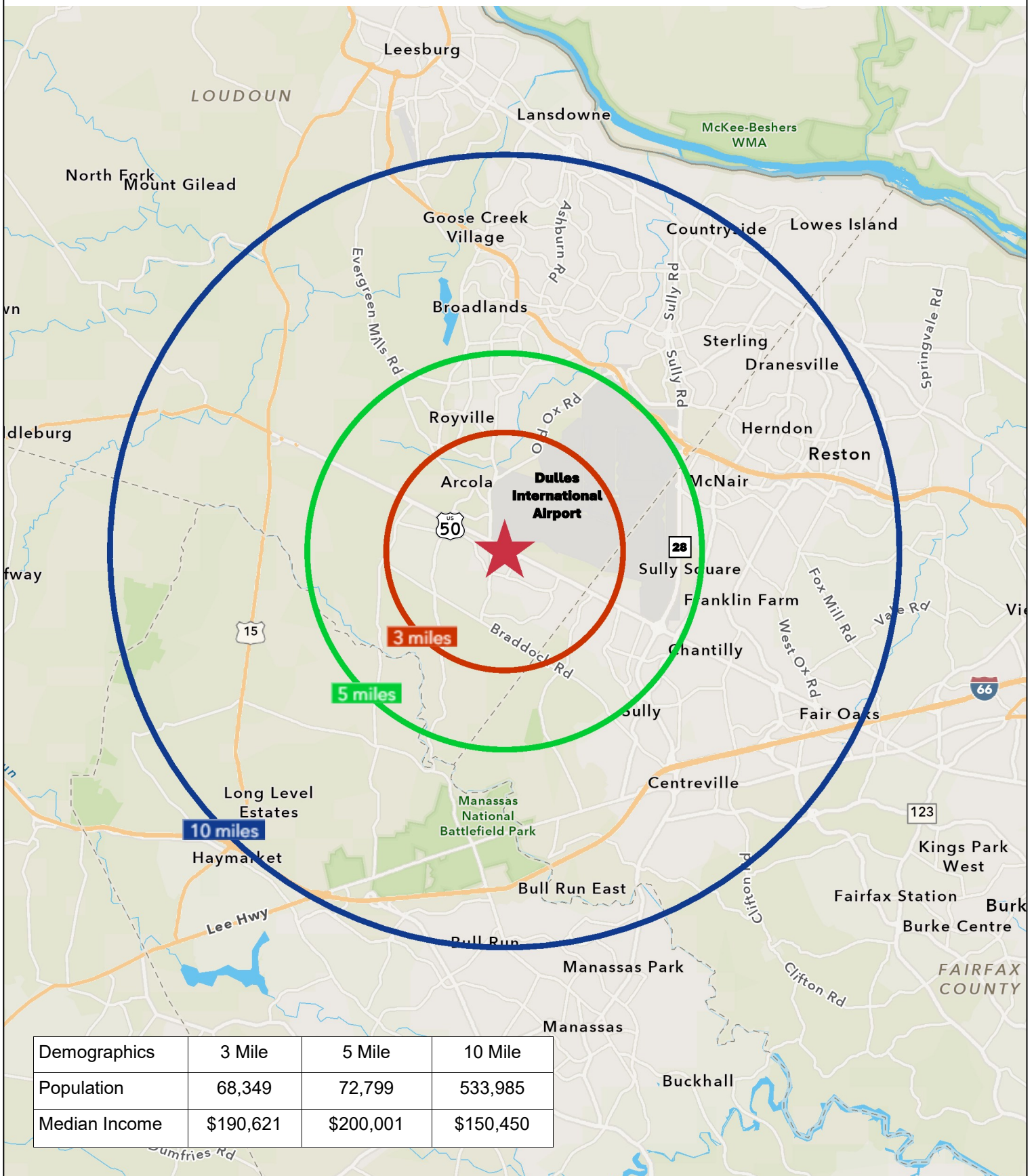
Blue Ridge Title



WAREHOUSE CONCEPT PLAN WITH  
ROUTE 50 ALTERNATIVE ACCESS ROAD & CUL-DE-SAC



# 3, 5, 10 MILE RADIUS



Demographics	3 Mile	5 Mile	10 Mile
Population	68,349	72,799	533,985
Median Income	\$190,621	\$200,001	\$150,450