

**FOR SALE** - 31,242 SF BUILDING ON 2.54 ACRES  
**14526 LEE ROAD, CHANTILLY, VA**



**TRANSWESTERN**

REAL ESTATE  
SERVICES



**PICKLEBALL,  
ANYONE?**

This building is  
an ideal location  
for an indoor  
pickleball court!



**PRICE:** \$285 PSF (\$8,903,970)  
**AVAILABLE SF:** 27,242 SF Available  
4,000 Leased through 2027  
**PARKING RATIO:** 3.6/1000

- One Story Standalone Building with 77,000 Views Per Day
- 30x34' Column Spacing
- Potential Ceiling Height: 18' clear
- Abundant Windowline
- Fully Air Conditioned



**SCAN TO  
TAKE A  
VIRTUAL  
TOUR**



FOR MORE INFO,  
PLEASE CONTACT:

**BEV SHEFFLER**  
703.749.9453  
bev.sheffler@transwestern.com

**ALAN ASMAN**  
703.749.9464  
alan.asman@transwestern.com

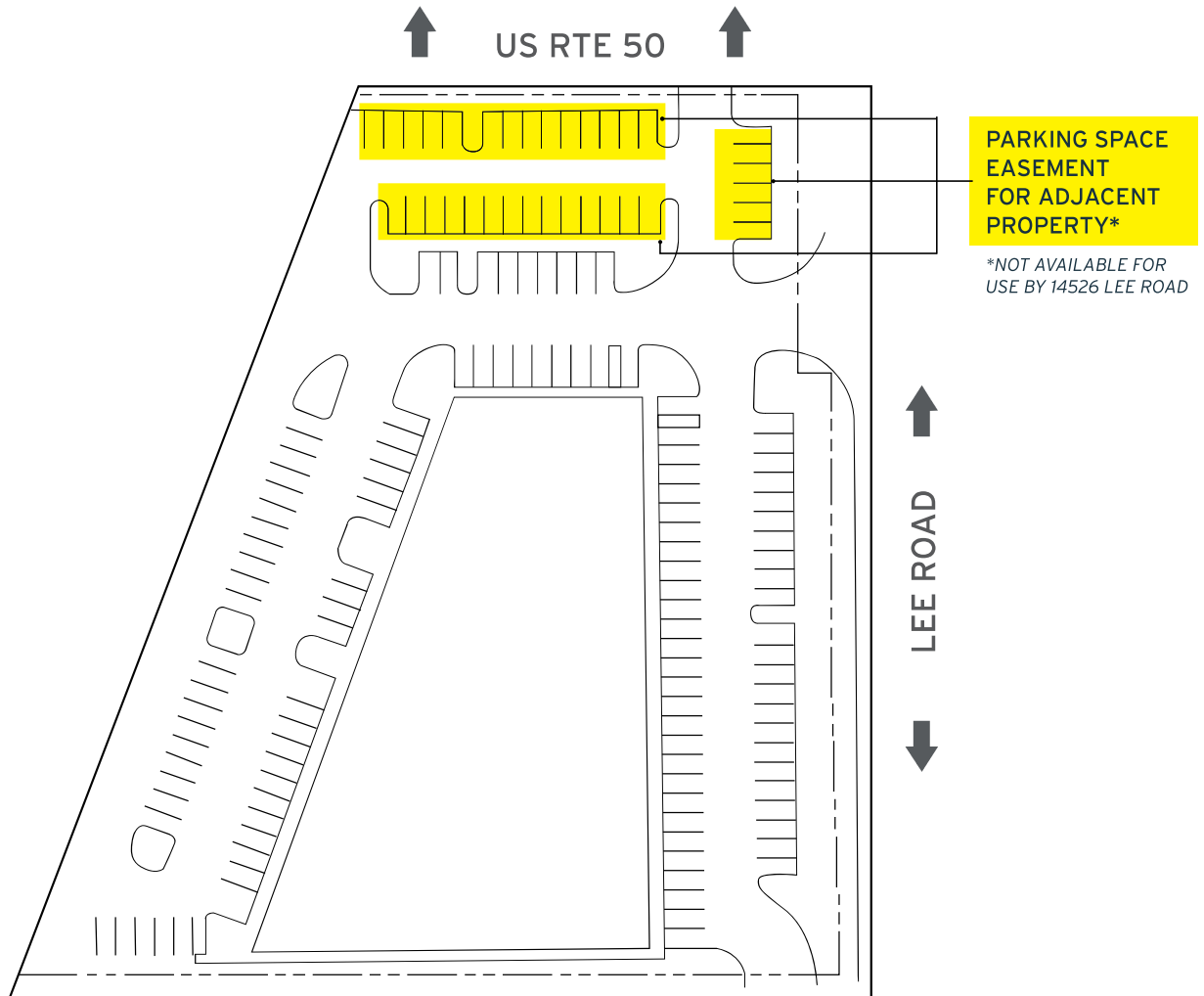
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SITE PLAN



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**31,242 SF**

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FLOOR PLAN



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RETAIL MAP



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**CHANTILLY CROSSING**



**DULLES EXPO CENTER**



**FIELD AT COMMONWEALTH**



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DEMOGRAPHICS (ESTIMATED)



**TRANSWESTERN**

REAL ESTATE  
 SERVICES

**KEY FACTS**

**21,218**  
 POPULATION

**37.6**  
 MEDIAN AGE

**3.1**  
 AVG HOUSEHOLD  
 SIZE

**\$147,286**  
 MEDIAN HOUSEHOLD  
 INCOME

**EDUCATION**

**4%**  
 NO HIGH SCHOOL  
 DIPLOMA

**11%**  
 HIGH SCHOOL  
 GRADUATE

**17%**  
 SOME  
 COLLEGE

**29%**  
 ADVANCED  
 DEGREE

**BUSINESS**

**2,561**  
 TOTAL BUSINESSES

**38,496**  
 TOTAL EMPLOYEES

**EMPLOYMENT**

**86%**  
 WHITE COLLAR

**8%**  
 BLUE COLLAR

**6%**  
 SERVICES

**3.2%**  
 UNEMPLOYMENT RATE

VARIABLES	2 Miles	5 Miles	10 Miles
2022 Total Population	21,218	215,044	757,273
2022 Total Households	6,821	74,128	261,817
2022 Average Household Size	3.1	2.9	2.8
2022 Average Household Income	\$147,286	\$162,335	\$158,880
2022 Median Age	37.6	37.4	37.8

**INCOME**

**\$58,979**  
 PER CAPITA  
 INCOME

**\$768,442**  
 MEDIAN NET  
 WORTH

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