

Offering Memorandum

1.27 Acre Finished Pad Site off of Route 50 in Chantilly, VA

43140 Town Hall Plaza, Chantilly, VA 20152

PROPERTY FEATURES:

- 1.27 acres (55,321 SF)
- Finished pad site with access to public utilities
- Onsite paving completed
- Zoned CLI (Commercial Light Industrial)
- Permitted uses include retail, office, hotel, child care center, animal hospital, church and many more
- Conveniently located off of Route 50 (Little River Turnpike) and the Loudoun County Parkway and within minutes of the Dulles International Airport

Offered at \$1,750,000



Farms AND Acreage, Inc.

Location Summary

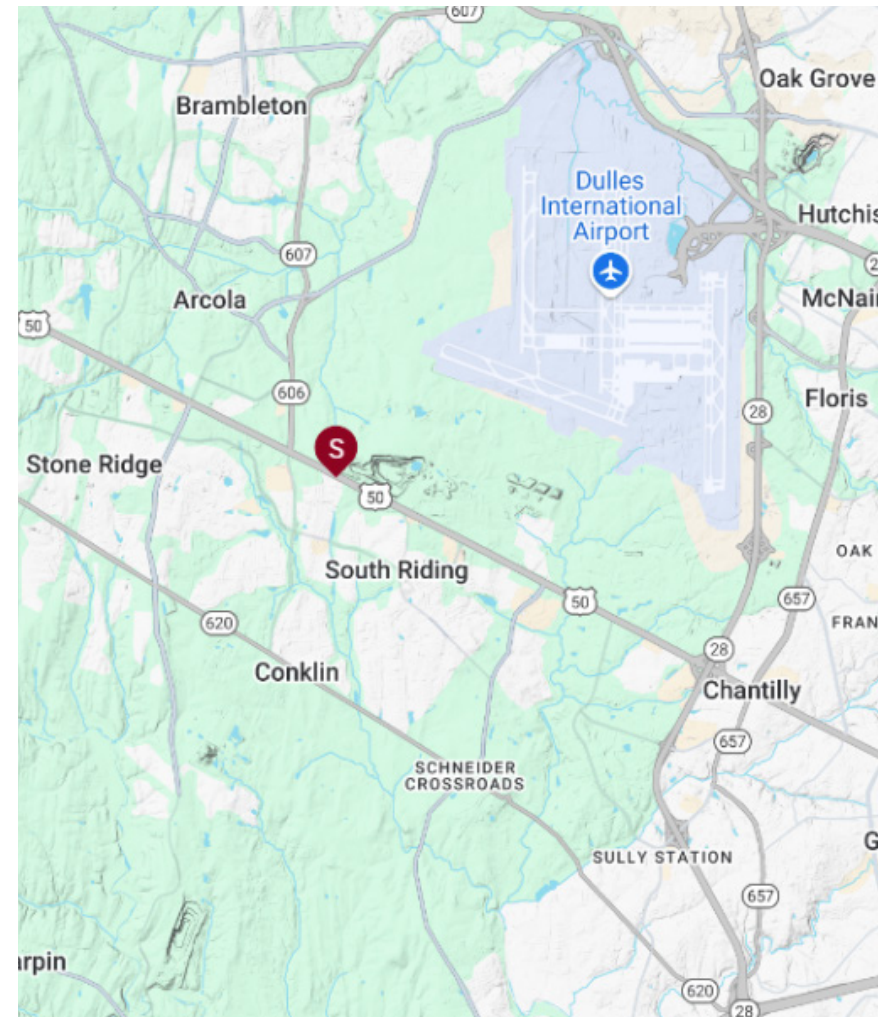
The property is located in Chantilly/South Riding, Virginia, a rapidly growing suburb of Washington, D.C., known for its strong economy and diverse community.

Chantilly is home to major corporations, including aerospace company Northrop Grumman, and is in close proximity to Dulles International Airport, a major transportation hub.

Nearby attractions include the Steven F. Udvar-Hazy Center, an annex of the Smithsonian National Air and Space Museum, and the Dulles Expo Center, which hosts various events and exhibitions throughout the year.

The area offers a mix of residential neighborhoods, shopping centers, and dining options, providing amenities for both residents and visitors.

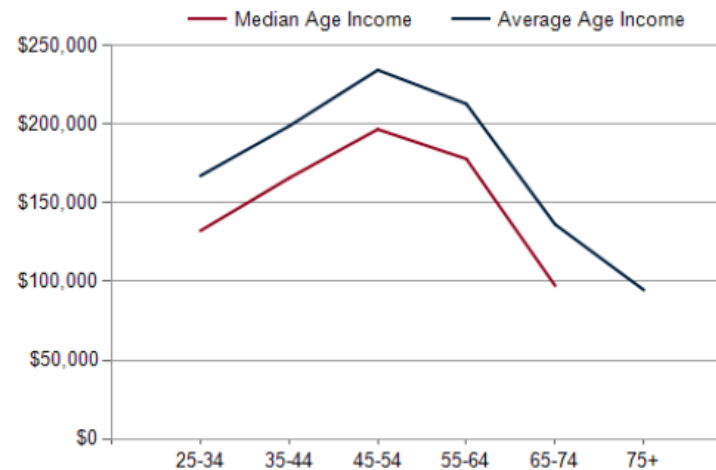
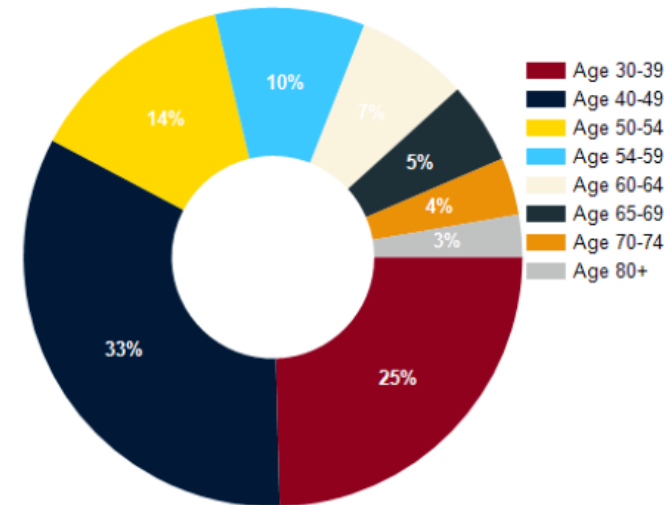
Chantilly and South Riding's strategic location near major highways such as Route 28 and Route 50 offers convenient access to the wider D.C. metropolitan area, making it an attractive location for businesses and investors.



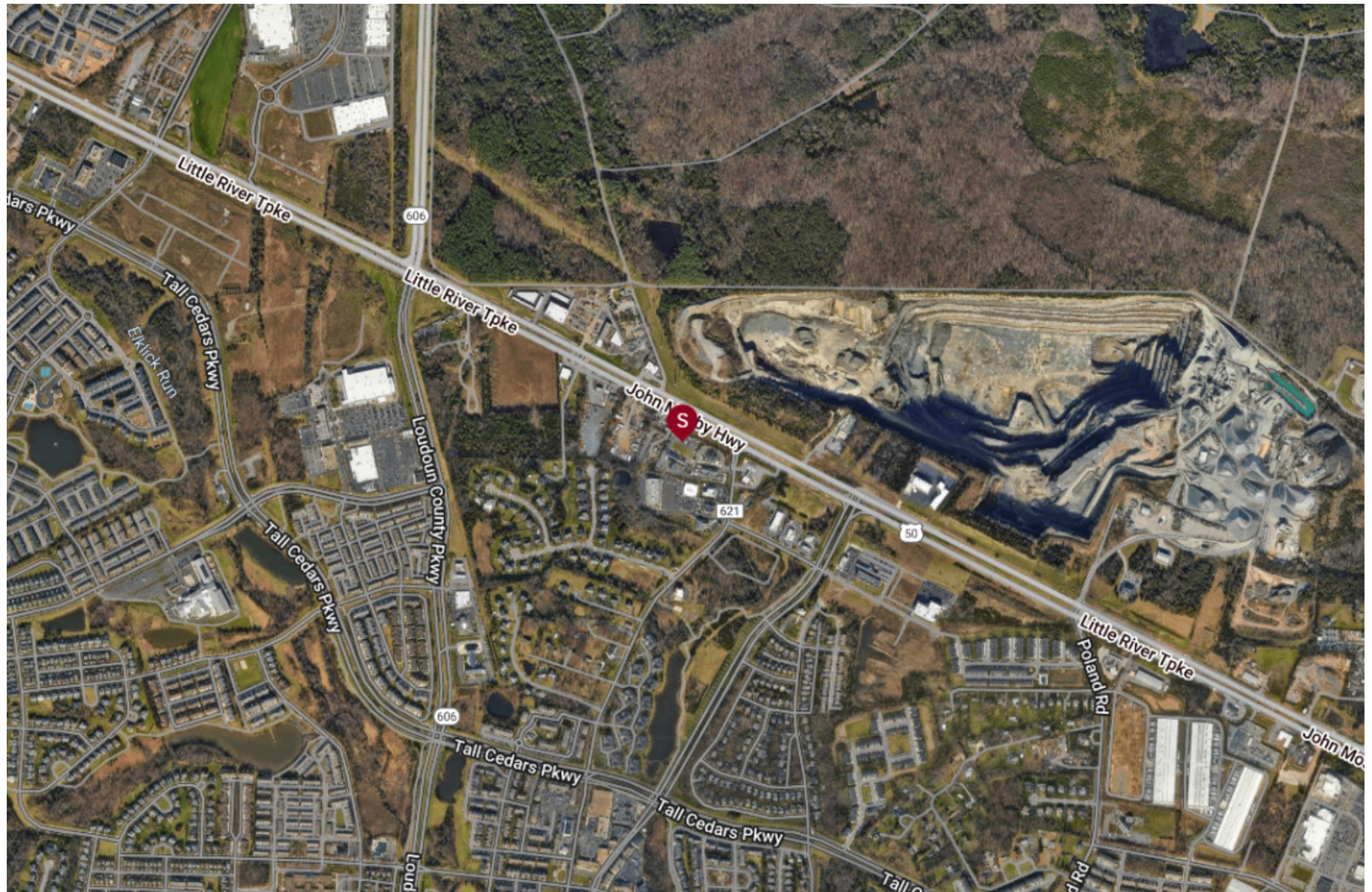
Demographics

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	478	3,441	7,592
2025 Population Age 35-39	767	5,707	12,307
2025 Population Age 40-44	869	7,244	16,101
2025 Population Age 45-49	811	6,658	14,254
2025 Population Age 50-54	685	5,331	10,986
2025 Population Age 55-59	492	3,466	7,025
2025 Population Age 60-64	369	2,459	5,282
2025 Population Age 65-69	268	1,687	3,749
2025 Population Age 70-74	188	1,226	2,789
2025 Population Age 75-79	139	908	2,015
2025 Population Age 80-84	68	440	992
2025 Population Age 85+	51	272	806
2025 Population Age 18+	6,252	46,298	99,869
2025 Median Age	37	37	37
2030 Median Age	38	37	37

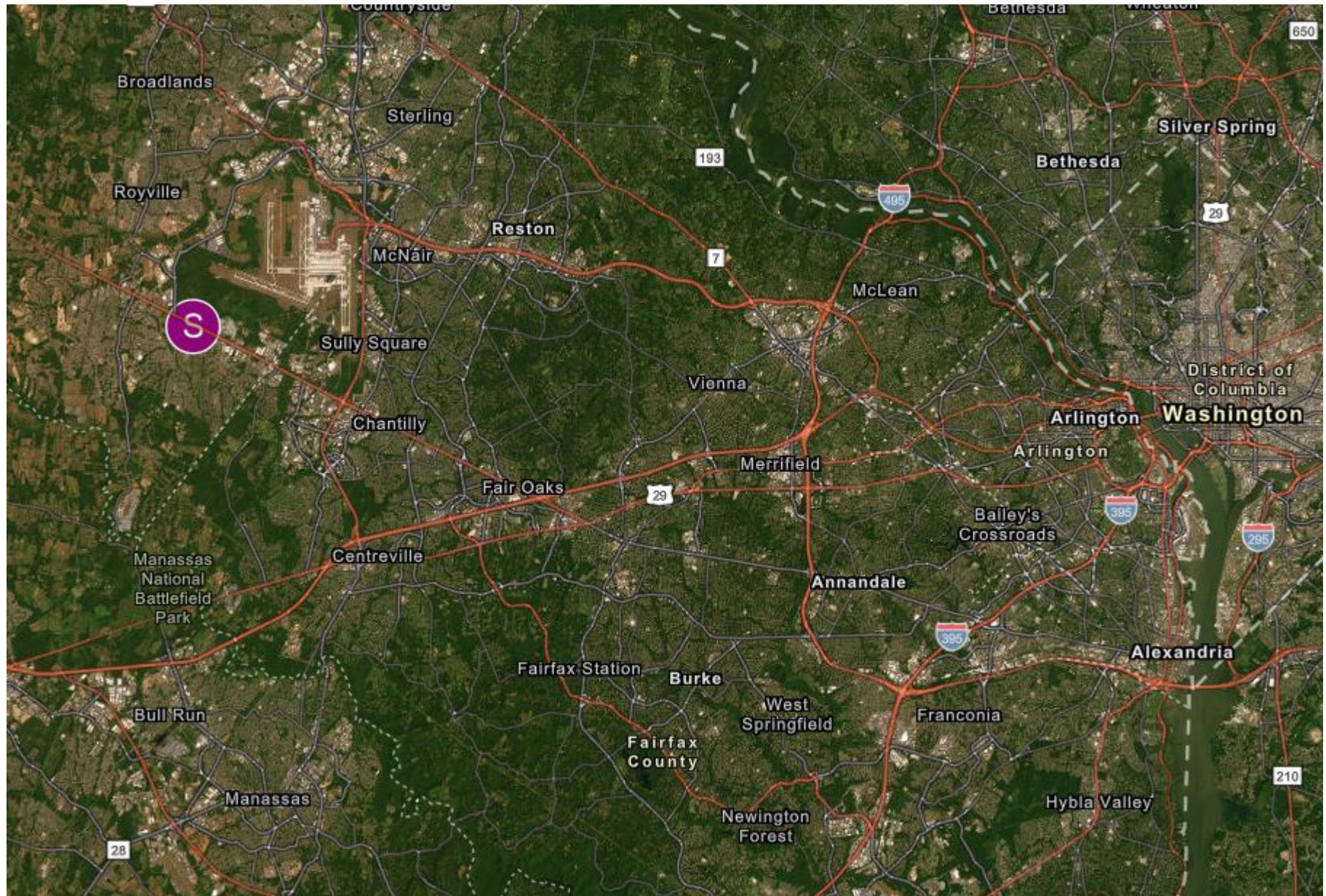
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$132,308	\$160,911	\$157,766
Average Household Income 25-34	\$167,308	\$199,579	\$199,585
Median Household Income 35-44	\$165,838	\$189,659	\$200,001
Average Household Income 35-44	\$198,895	\$229,238	\$241,358
Median Household Income 45-54	\$196,874	\$200,001	\$200,001
Average Household Income 45-54	\$234,580	\$256,424	\$264,661
Median Household Income 55-64	\$177,958	\$200,001	\$200,001
Average Household Income 55-64	\$212,959	\$240,235	\$248,398
Median Household Income 65-74	\$97,417	\$128,630	\$133,504
Average Household Income 65-74	\$136,348	\$173,172	\$185,696
Average Household Income 75+	\$94,637	\$122,700	\$146,090



Local Map



Regional Map





View of the property from the west side.

All documents and information contained in the marketing materials are provided solely for the sake of reference and convenience. Farms and Acreage, Inc. makes no representations as to the accuracy of such materials, and strongly advises prospective buyers to verify accuracy of the same by reviewing the original documents, which may be available from a variety of sources such as Loudoun County, the Commonwealth of Virginia, and the consultants by whom they were prepared.

Potential buyers shall be responsible for conducting all due diligence efforts at their sole expense, including verification of documents and information contained in the marketing materials. Farms and Acreage, Inc. shall have no responsibility with regard to any expenses incurred in conducting due diligence. No party is authorized to assess or allocate expenses to Farms and Acreage, Inc. including any Buyer Broker commissions which shall be the responsibility of the buyer per a separate agreement.

Offers will be accepted via email to Pete Ebert and Martha Fecteau. Please email your offer to pete@farmsandacreageinc.com with a copy to martha@farmsandacreageinc.com.



Farms AND Acreage, Inc.



Farms AND Acreage, Inc.

Contact: Paul "Pete" Ebert

pete@farmsandacreageinc.com

office: 703.591.7020 x 2 cell: 571-330-2225

11350 Random Hills Rd, Suite 735, Fairfax, VA 22030

www.farmsandacreageinc.com

