

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

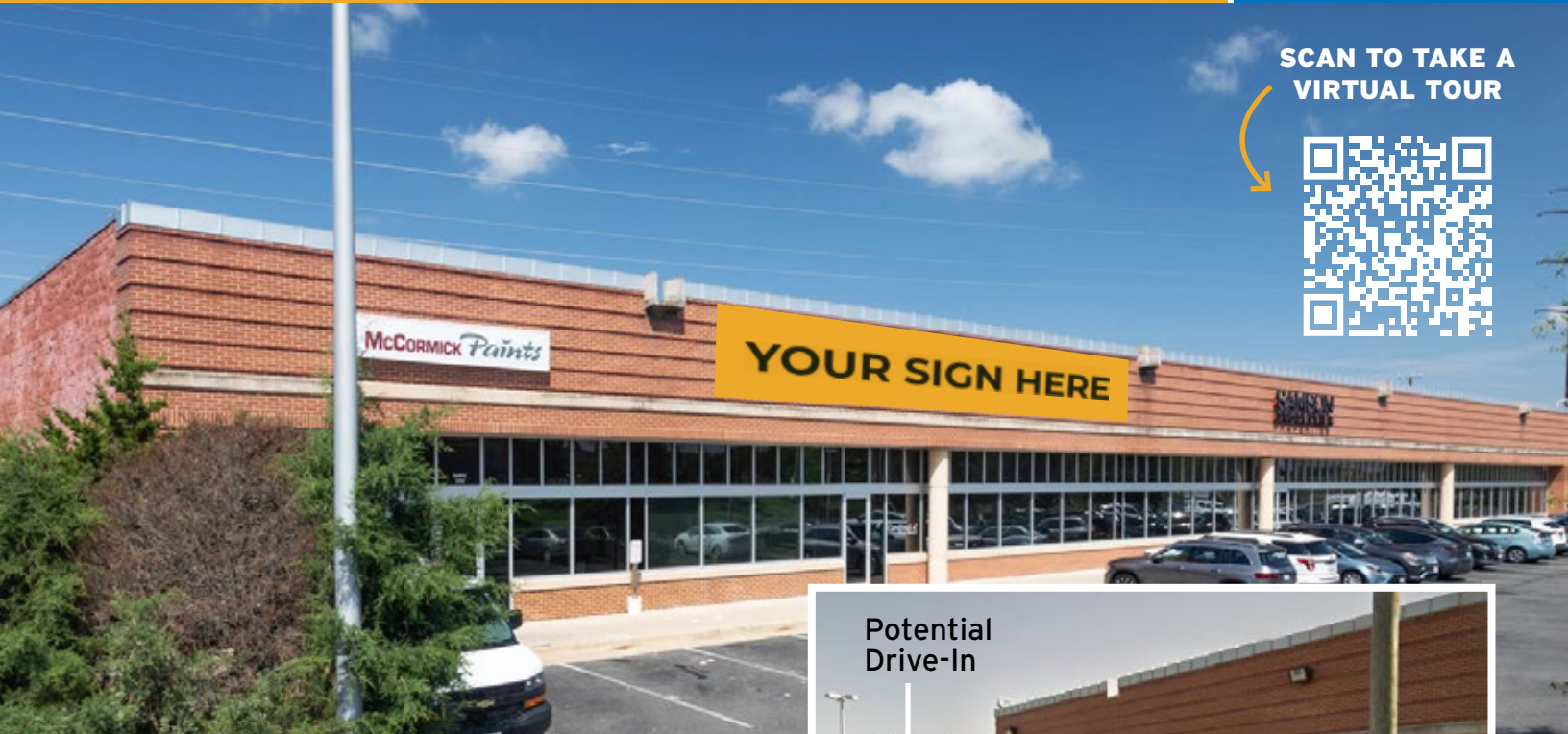
RETAIL / MEDICAL / OFFICE / SHOWROOM / FLEX



TRANSWESTERN

REAL ESTATE
SERVICES

SCAN TO TAKE A
VIRTUAL TOUR



Potential
Drive-In

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
- Zoned I-5, suitable for a wide variety of uses
- Potential Ceiling Height: 18' clear
- Abundant Windowline

FOR MORE INFO, PLEASE CONTACT:

BEV SHEFFLER

703.749.9453 | bev.sheffler@transwestern.com

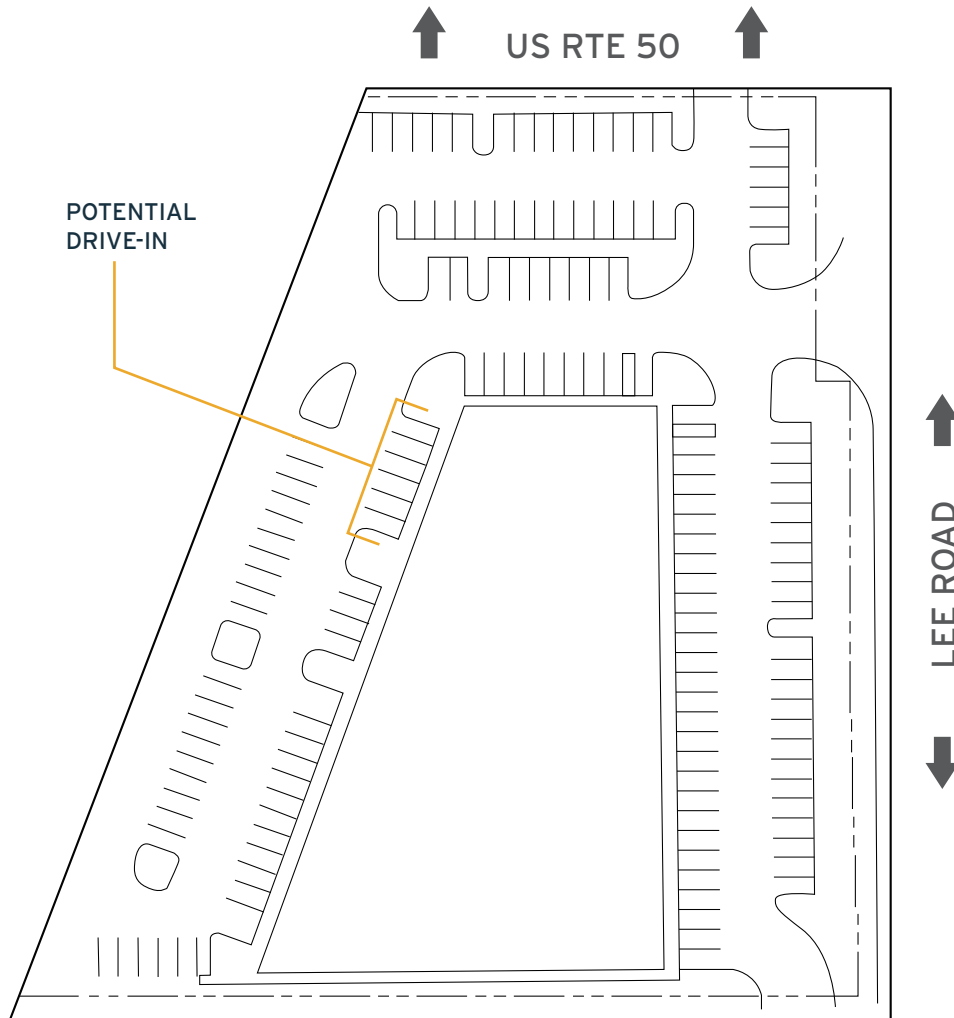
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SITE PLAN



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31,242 SF

27,242 SF AVAILABLE

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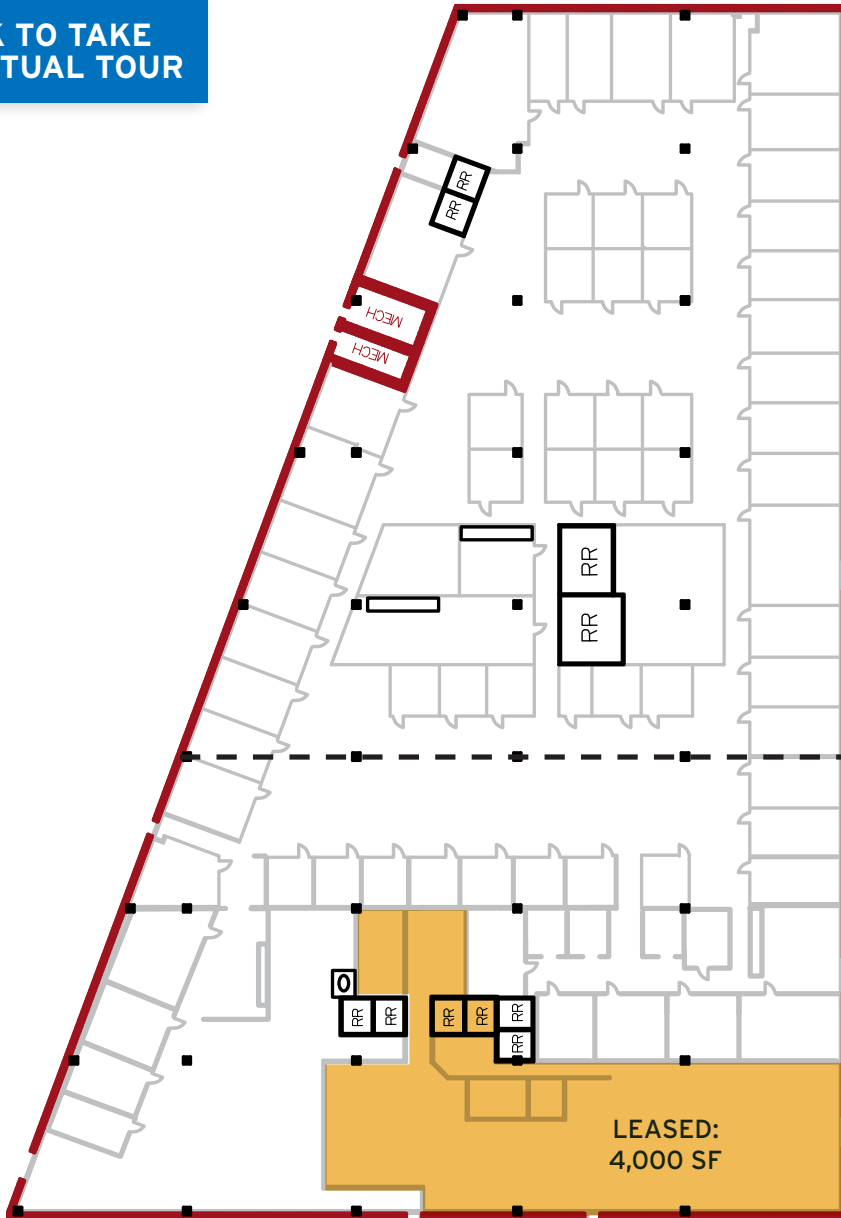
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FLOOR PLAN

 **CLICK TO TAKE
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RETAIL MAP



CHANTILLY CROSSING

-   
-  
-    

DULLES EXPO CENTER

-   
-   
-  

FIELD AT COMMONWEALTH

-   
-   

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DEMOGRAPHICS (ESTIMATED)



TRANSWESTERN

REAL ESTATE
 SERVICES

KEY FACTS

19,780
 POPULATION

39
 MEDIAN AGE

3
 AVG HOUSEHOLD
 SIZE

\$131,468
 MEDIAN HOUSEHOLD
 INCOME

EDUCATION

4%
 NO HIGH SCHOOL
 DIPLOMA

12%
 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
2024 Total Population	19,780	211,978	766,261
2024 Total Households	6,319	73,334	262,147
2024 Average Household Size	3	2.8	2.8
2024 Average Household Income	\$157,094	\$169,375	\$166,616
2024 Median Age	39	38.6	38.1

INCOME

\$57,154
 PER CAPITA
 INCOME

\$768,442
 MEDIAN NET
 WORTH

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