

LEASE

WAREHOUSE WITH RETAIL EXPOSURE TO LEASE

4215 Walney Rd Chantilly, VA 20151



LEASE RATE

\$20.00 SF/yr

Deniz Senyurt, CCIM

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PROPERTY DESCRIPTION

Opportunity to lease a warehouse with retail component at 4215 Walney Road, Chantilly, VA, with 19,000 vehicles per day visibility. This first-floor space, zoned I5, includes a 2,790 SF warehouse and 1,857 SF retail Space with a drive in door access. Ideal for service, showroom, or light industrial / auto-related users who want exposure.

PROPERTY HIGHLIGHTS

- 4,647 SF Warehouse with retail component for lease @ \$20/SF + NNN (\$3.95/SF)
- Signage with 19,000 Vehicle/per day Exposure
- Minutes away from Route 50
- In close proximity to Dulles International Airport

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,647 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	655	1,363	3,439
Total Population	2,023	4,181	10,951
Average HH Income	\$123,997	\$136,297	\$183,059

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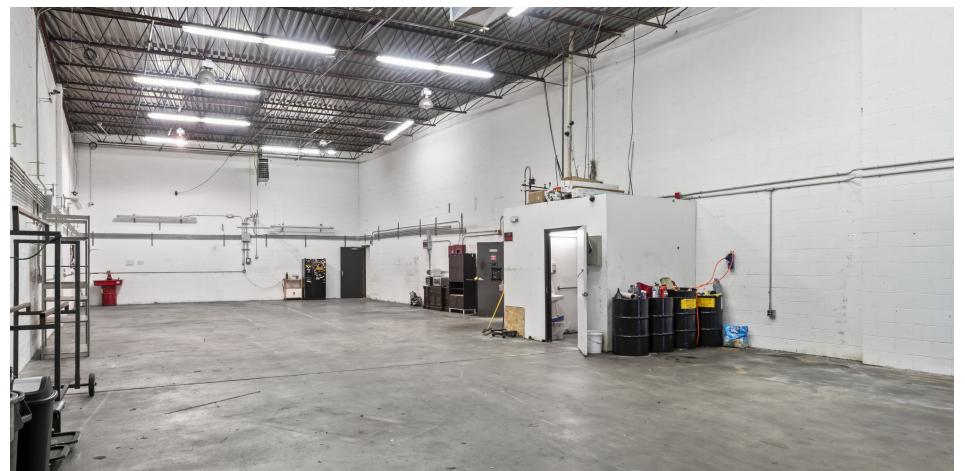


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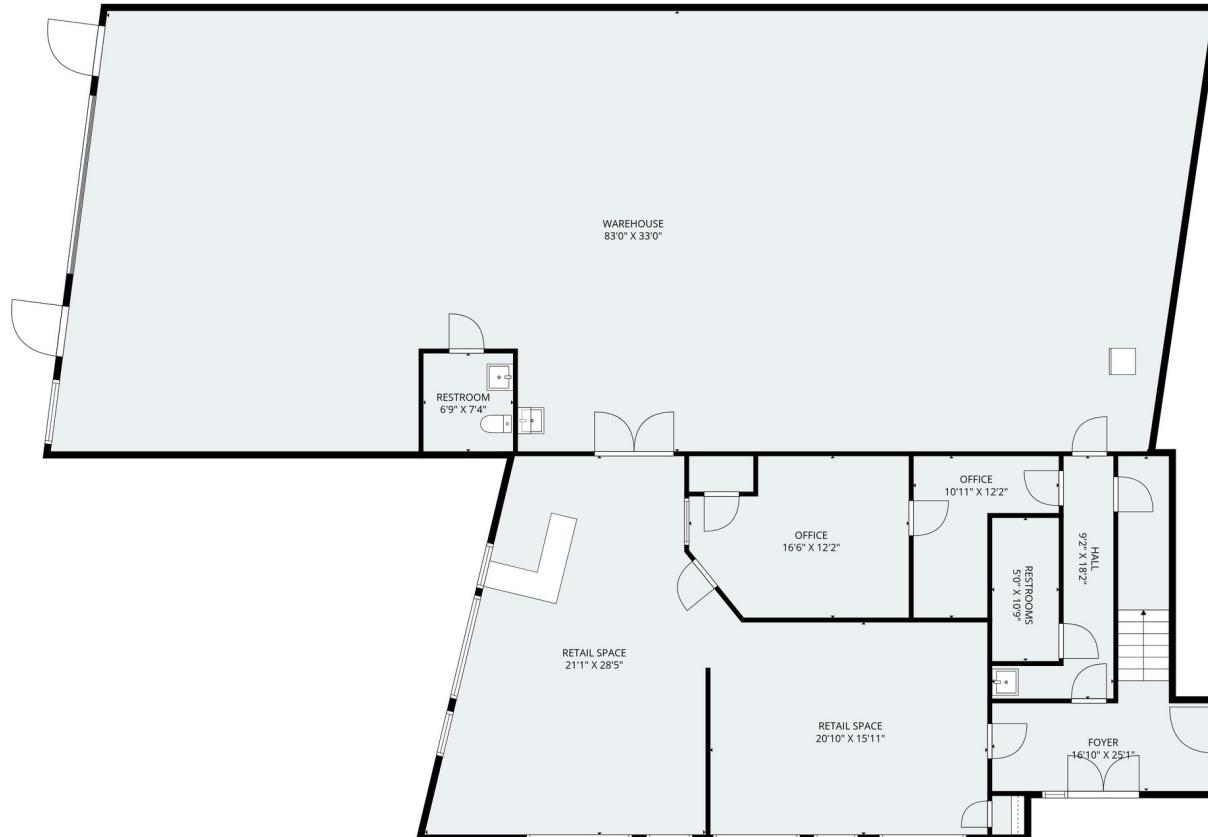


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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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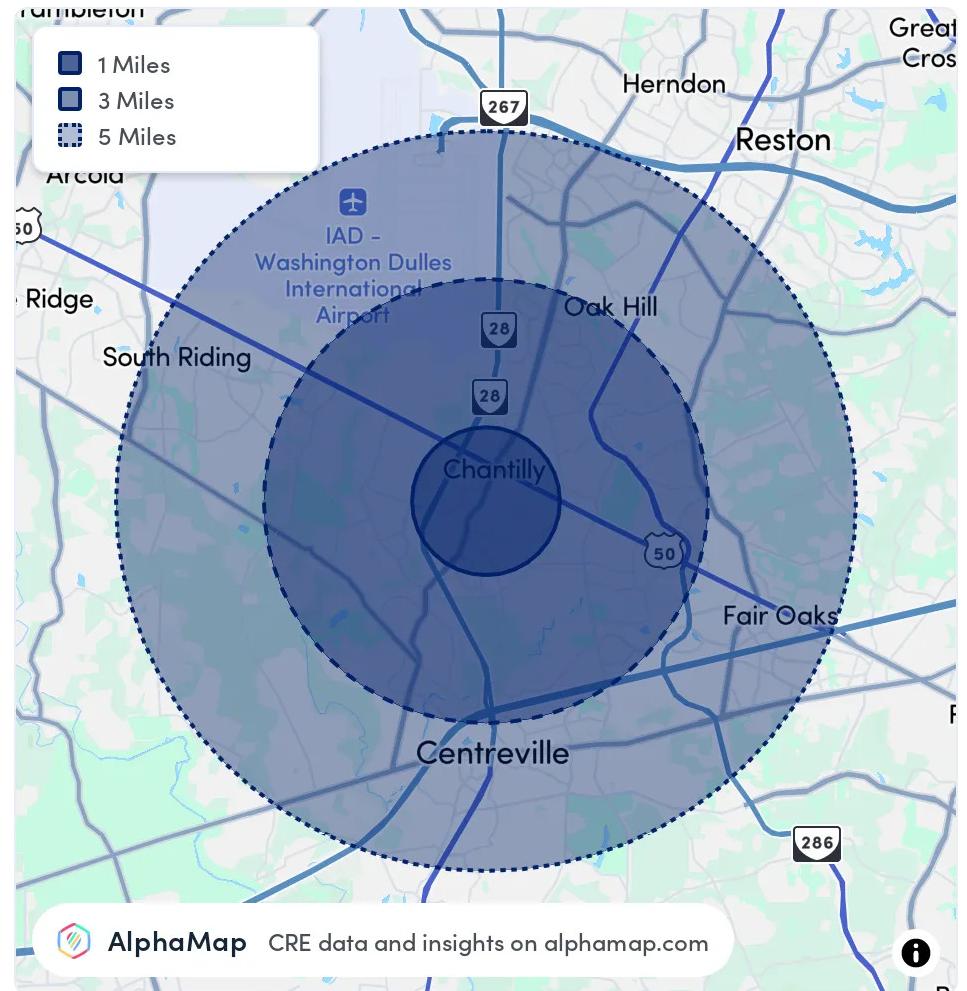
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,951	80,122	237,858
Average Age	39	39	38
Average Age (Male)	38	39	38
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,439	26,790	83,775
Persons per HH	3.2	3	2.8
Average HH Income	\$183,059	\$215,182	\$206,790
Average House Value	\$616,039	\$747,118	\$722,523
Per Capita Income	\$57,205	\$71,727	\$73,853

Map and demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

DENIZ SENYURT, CCIM

Commercial Real Estate

Associate Broker

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MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs

