



**Ideal for
School Use**

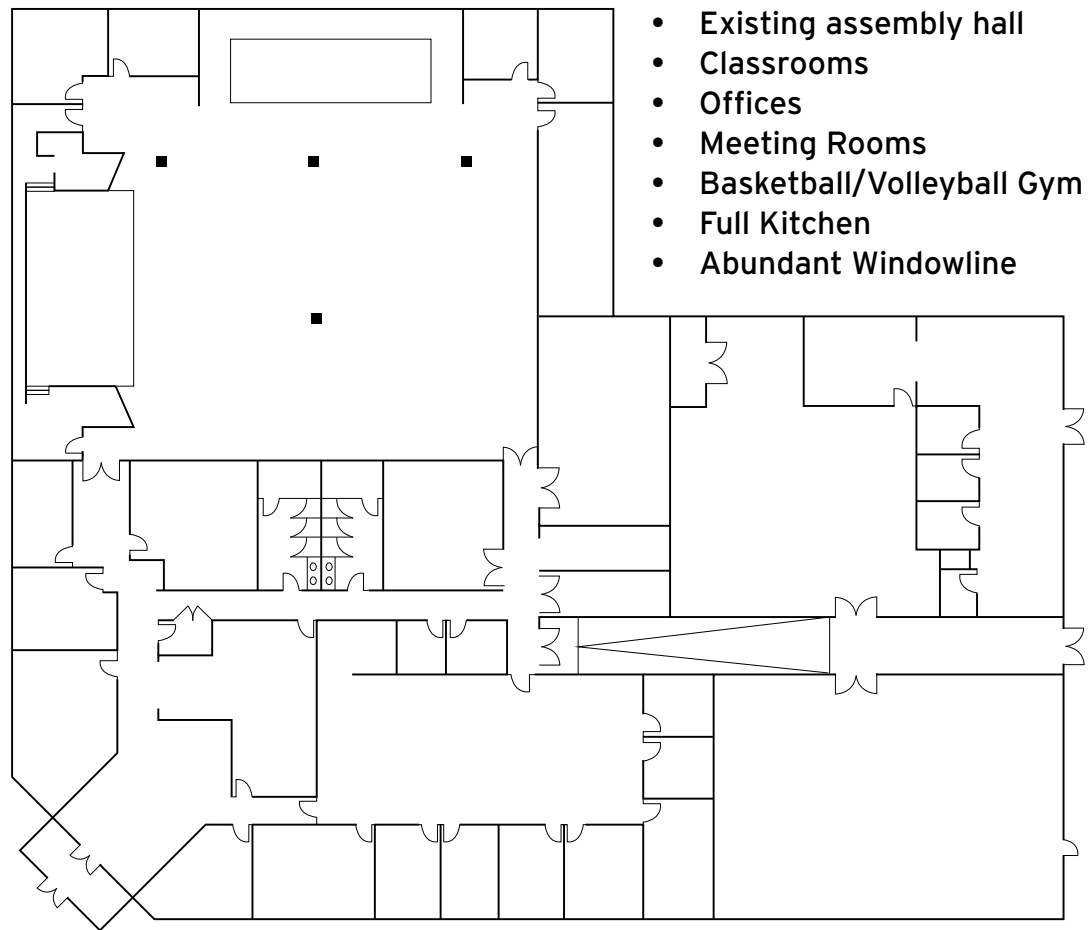
4160 PLEASANT VALLEY ROAD

CHANTILLY, VA 20151

**26,500 SF Religious Facility +
1 Acre of Adjacent Land for Sale
(4223 Lafayette Center Drive)**



FLOORPLAN

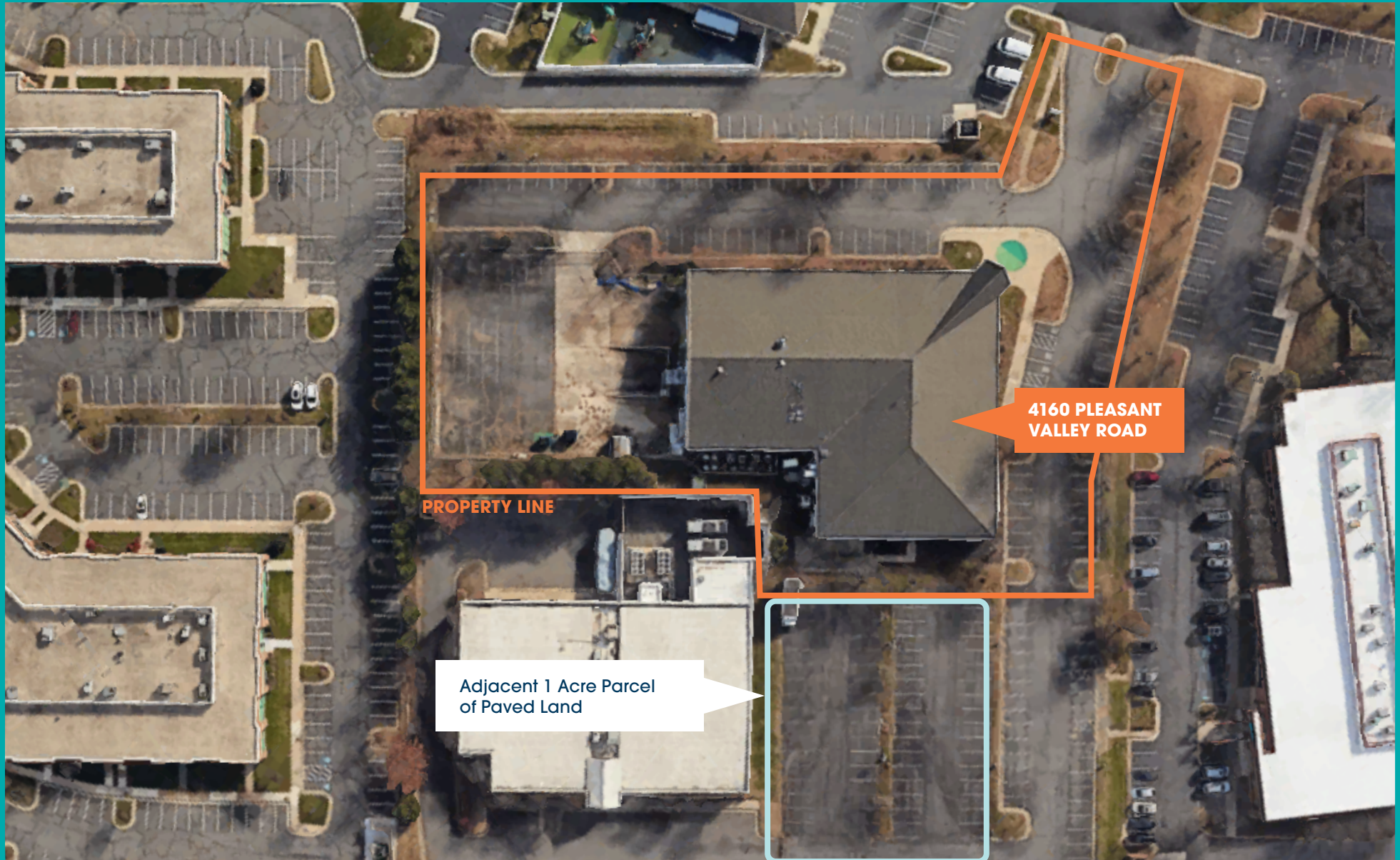


- Existing assembly hall
- Classrooms
- Offices
- Meeting Rooms
- Basketball/Volleyball Gym
- Full Kitchen
- Abundant Windowline

◀ **LOADING
DOCK**



LAND OVERVIEW



NEIGHBORING RETAIL

1. EAST GATE MARKETPLACE

Jersey
Mike's

Dairy
Queen

SH
Social House
Kitchen & Tap

Harris
Teeter

Walgreens

2. CHANTILLY CROSSING

COSTCO
WHOLESALE

Office
DEPOT

target

FIVE GUYS
BURGERS and FRIES

Red Robin
GOURMET BURGERS and BEERS

POTBELLY
SANDWICH SHOP

3. DULLES EXPO CENTER

Starbucks

tropical CAFE
SMOOTHIE

JOHN JONES
BUTTER BAKERY

Chick-fil-A

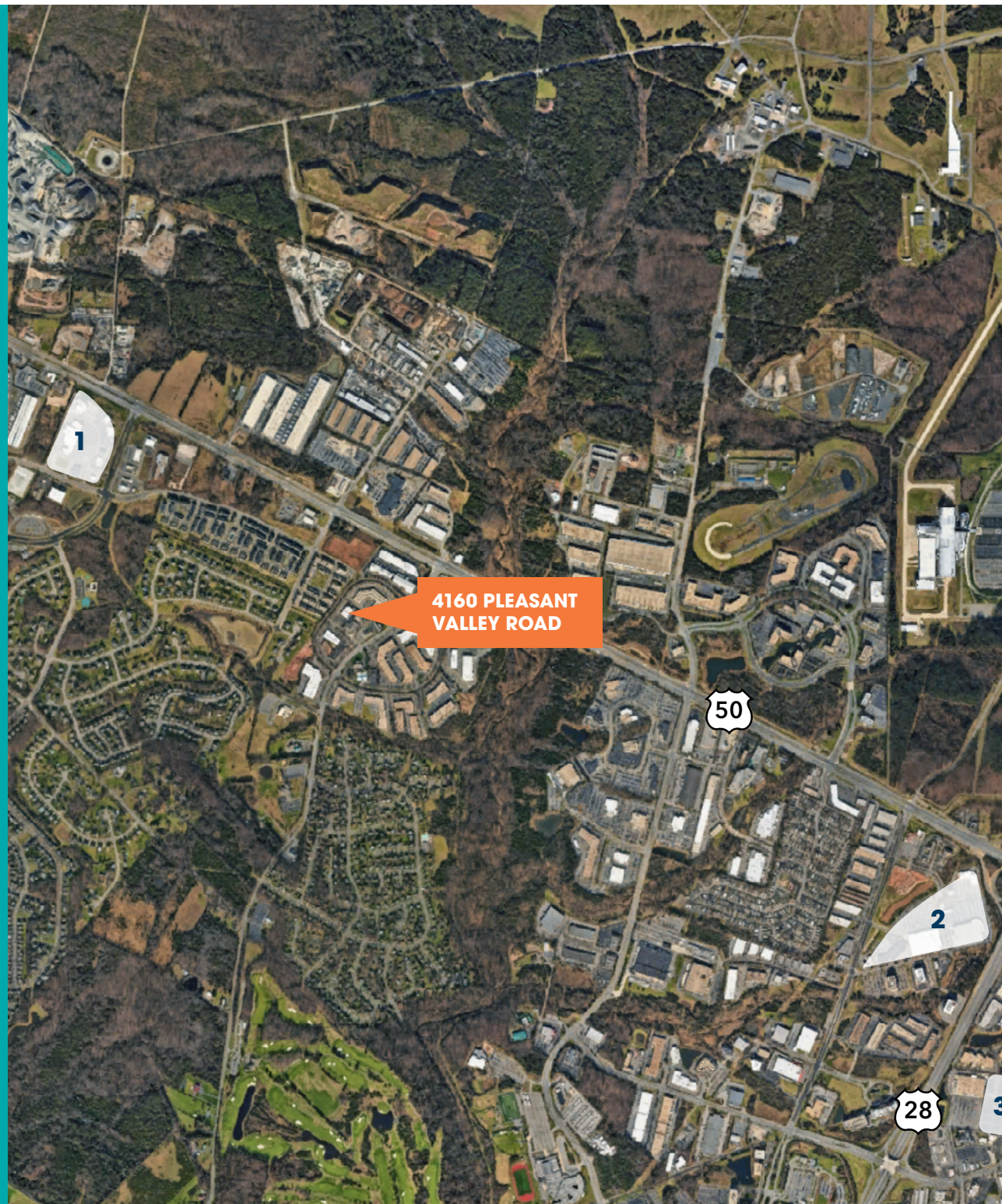
TACO BELL

SUBWAY

Wendy's

Walmart

4160 PLEASANT VALLEY ROAD



I-3 ZONING USES

By Right Potential 58,000 SF - 72,000 SF Data Center Redevelopment

HEALTH & WELLNESS



Adult Day
Support Center



Massage Therapy
Establishment



Small Health &
Exercise Facility



Veterinary
Hospital



Child Care
Center

BUSINESS/PROFESSIONAL SERVICES



Office



Financial
Institution



Data Center



Specialized
Instruction Center



Catering
Establishment

INDUSTRIAL & PRODUCTION



New Vehicle
Storage



Production or
Processing



Small-Scale
Production



Solar Power
Facility



Craft Beverage
Production

COMMUNITY & PUBLIC SERVICES



Funeral Home



Crematory



Kennel



Religious
Assembly w/
Private School



Quasi-Public Park
or Playground



Utility Facility

DEMOGRAPHICS

POPULATION

	21,218 Within 2 Miles	195,208 Within 5 Miles	638,502 Within 10 Miles
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HOUSEHOLDS

	6,821 Within 2 Miles	74,128 Within 5 Miles	261,817 Within 10 Miles
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INCOME

	\$147,286 Within 2 Miles	\$162,335 Within 5 Miles	\$158,880 Within 10 Miles
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EMPLOYEES

	32,031 Within 2 Miles	88,703 Within 5 Miles	318,491 Within 10 Miles
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BUSINESSES

	2,167 Within 2 Miles	6,867 Within 5 Miles	28,042 Within 10 Miles
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**For more information,
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