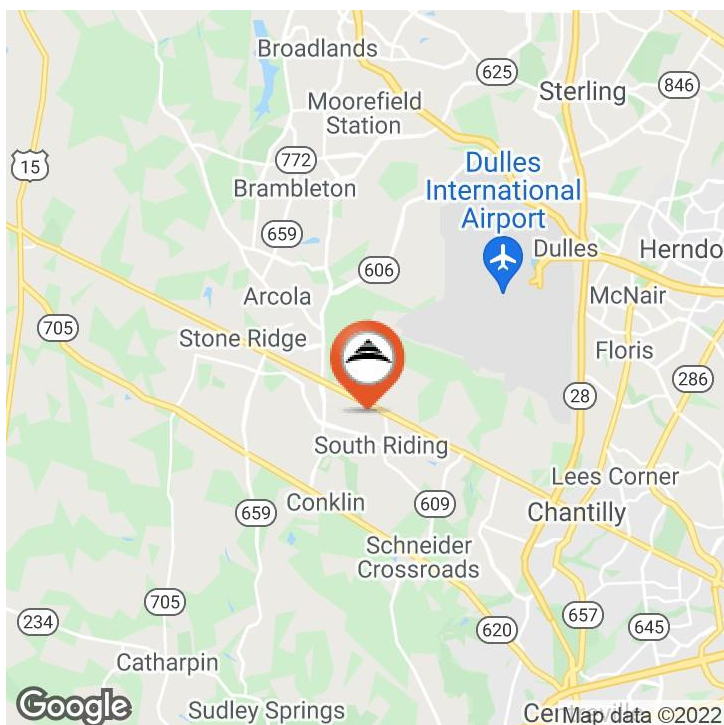




GROUND LEASE OR SALE PADSITE

DEFENDER DRIVE

43353 DEFENDER DRIVE,
SOUTH RIDING, VA 20152



OFFERING SUMMARY

Total Acres:	1.024 acres
Type:	Mixed-Use
Zoning:	PD-CC and PD-OP
Lease Rate:	Negotiable
Sales Price:	Negotiable

PROPERTY HIGHLIGHTS

- Surrounded by new development, 118 townhomes are under construction behind the pad site
- Suggested uses include pizza, coffee, medical, retail, Thai, acai bowls, bagels, bread, bakery
- 5,000 SF – 17,220 SF
- PD-CC (Planned Development – Commercial Center) and PD-OP (Planned Development – Office Park) zoning

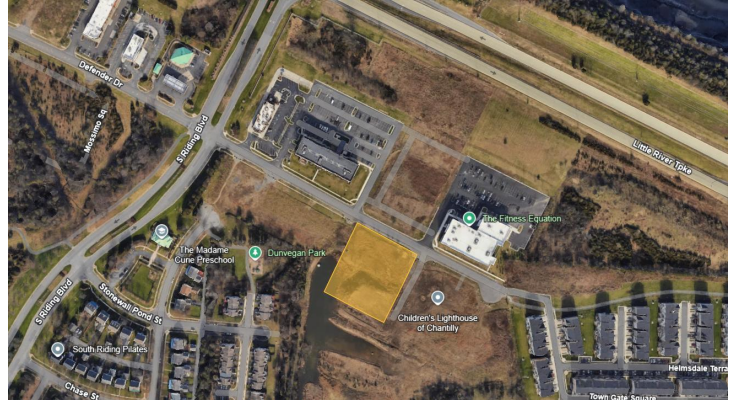
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PROPERTY DESCRIPTION

Situated on 33 acres directly off Route 50 in Chantilly, Virginia, the property is a gateway into South Riding, one of the largest communities in Loudoun County. Its only about 10 miles from Dulles International Airport and less than 30 miles from DC. The property is located on a major commuter highway with easy access to Route 28, Fairfax, and Tysons Corner and nearby amenities that include hotels, restaurants, and shopping. It offers opportunity for senior housing, fitness, retail, office, and flex with options to entitle, subdivide, sell off parcels, or build-to-suite lease.



ROUTE 50 CORRIDOR OVERVIEW

The Route 50 corridor area is located west and east of the Loudoun/Fairfax County line and links the Washington metropolitan area with Route 28, Dulles International Airport, Loudoun, Fairfax, Reston, and Tysons Corner areas. As a mixed-use district, currently there are a range of uses fronting Route 50 which include commercial and industrial with retail near residential and business communities. The corridor is a well-traveled roadway, and the current construction of parallel roads will create alternate circulation routes to increase connectivity and access.



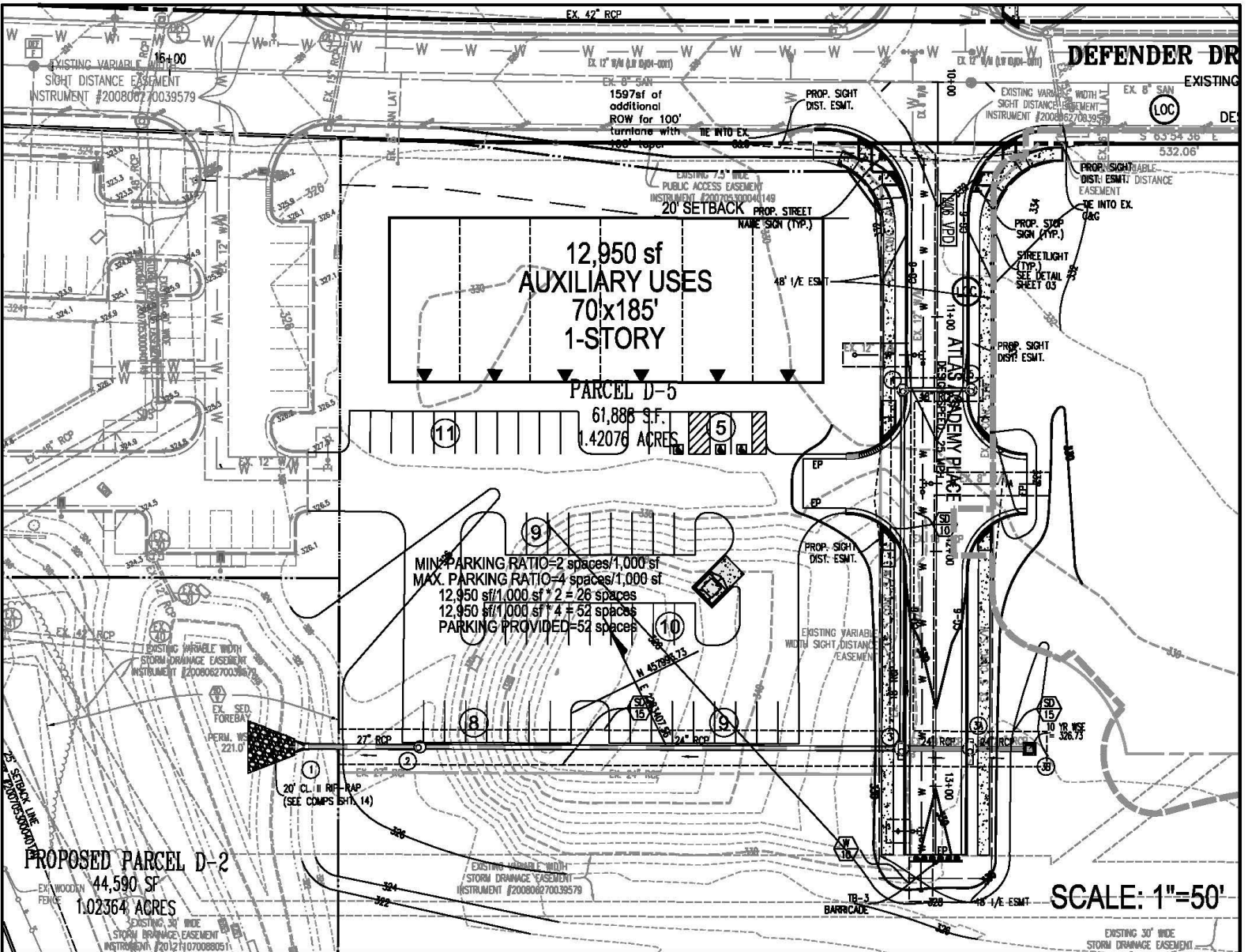
SOUTH RIDING OVERVIEW

With over 6,300 homes and 25,000 residents, South Riding is one of the largest communities in Loudoun County. South Riding sits on 2,100 acres in southeastern Loudoun County. Because of its location, easy access to major roadways, and employment prospects; it has become one of the most desired locations to raise a family in Northern Virginia. Its location near Route 50 and Route 28 provides access to Dulles, Fairfax, Reston, and Tysons Corner area employment opportunities and other employment centers throughout Northern Virginia and DC.



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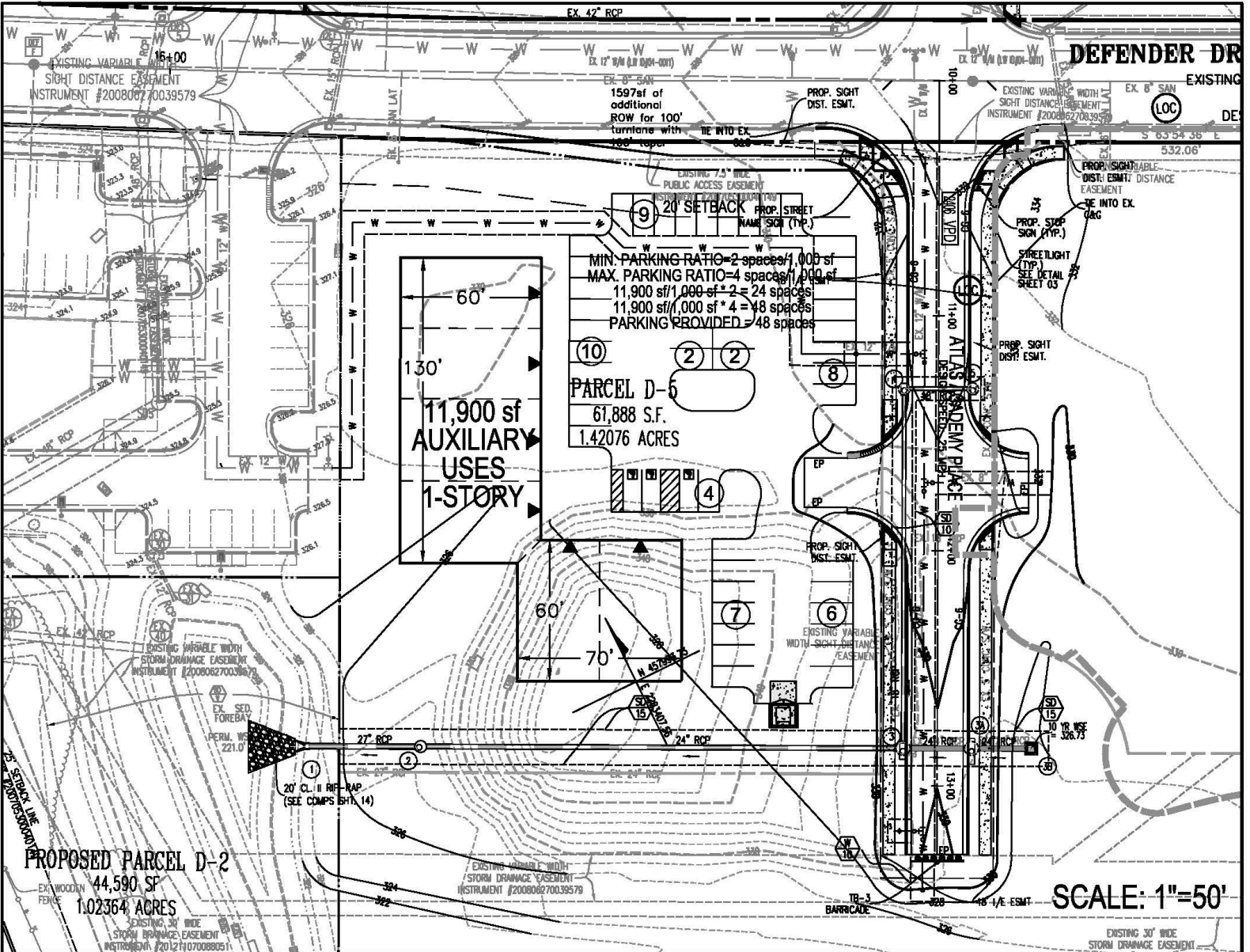
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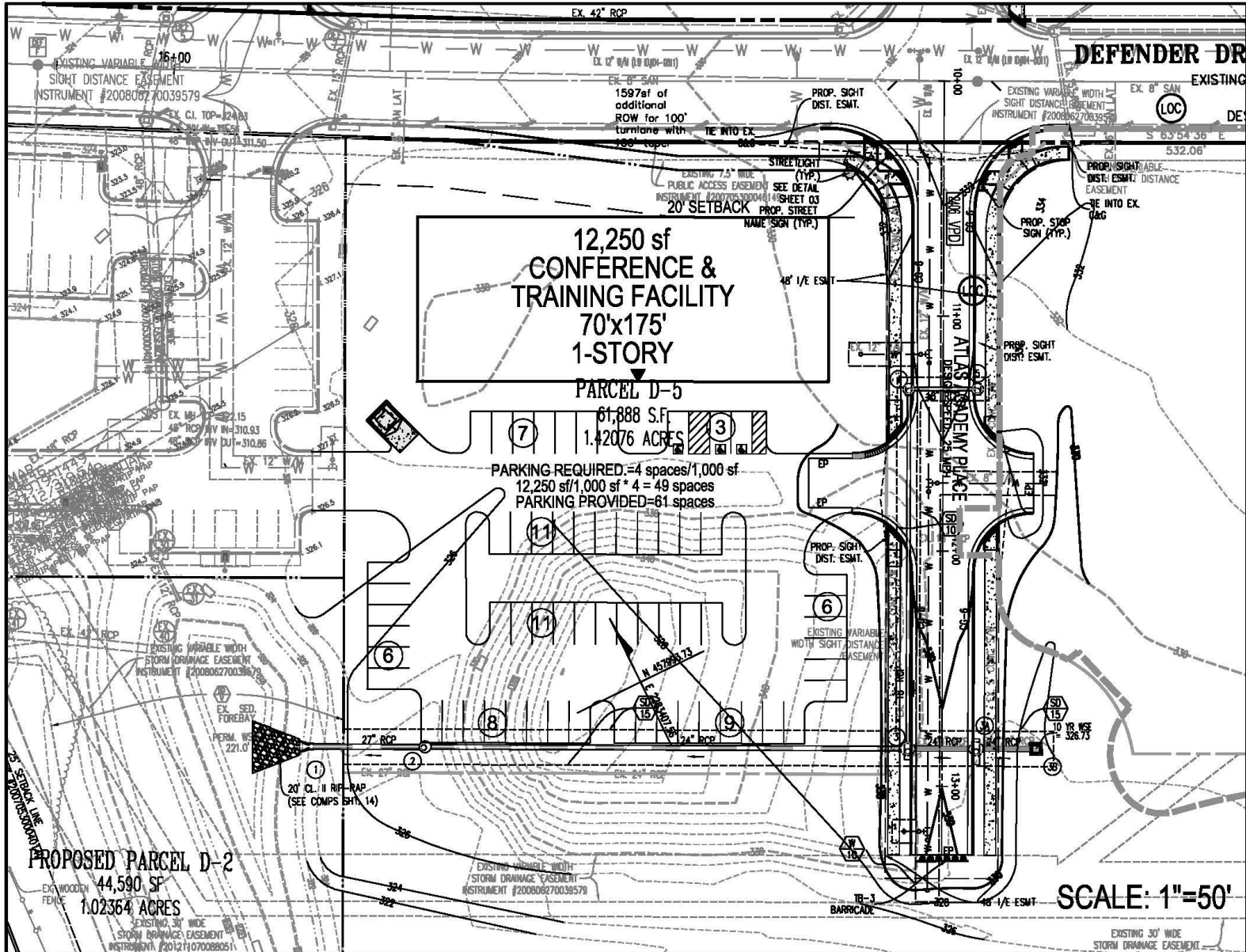
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GROUND LEASE OR SALE PADSITE DEFENDER DRIVE | SOUTH RIDING, VA

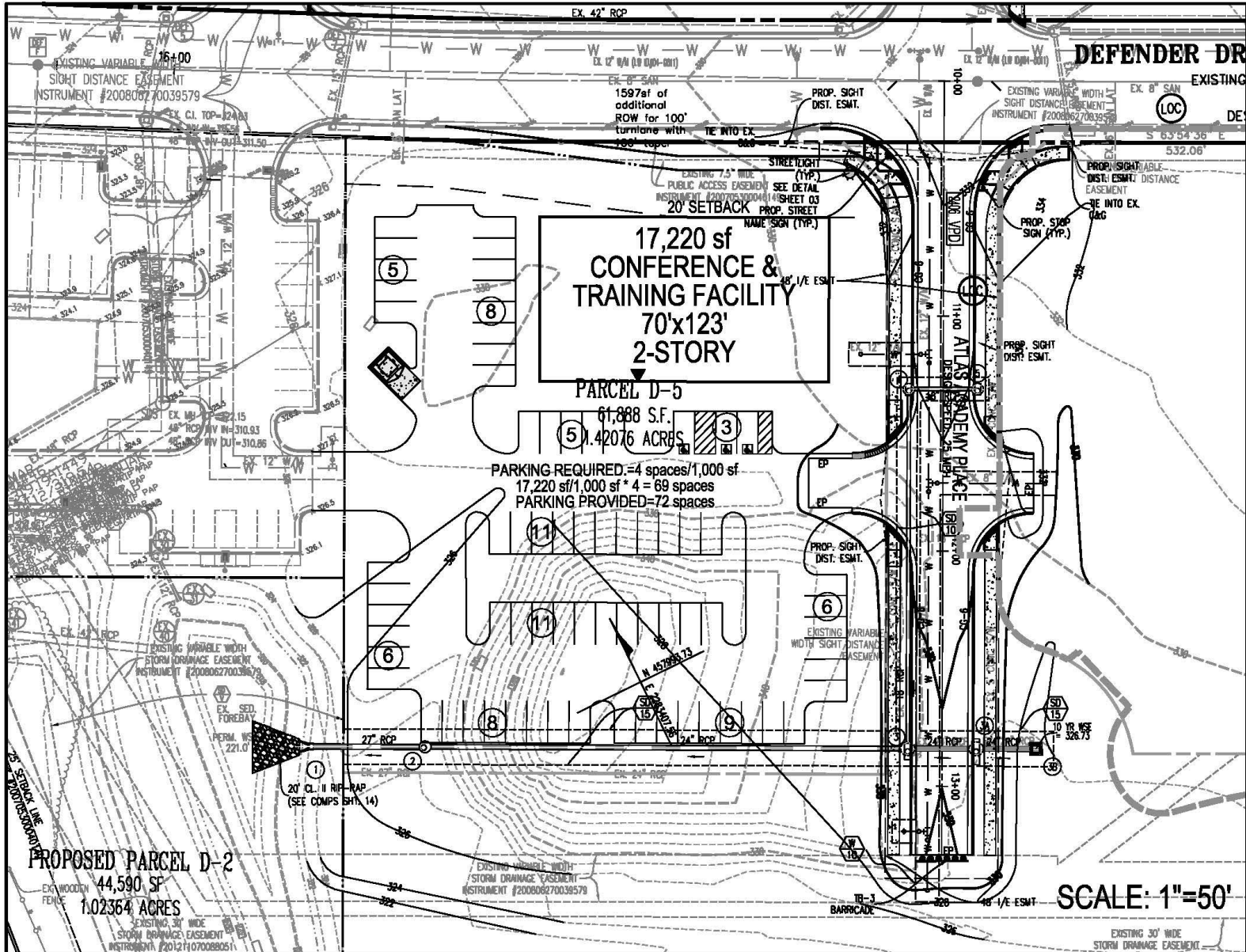
CONFERENCE & TRAINING FACILITY USE OPTION 1



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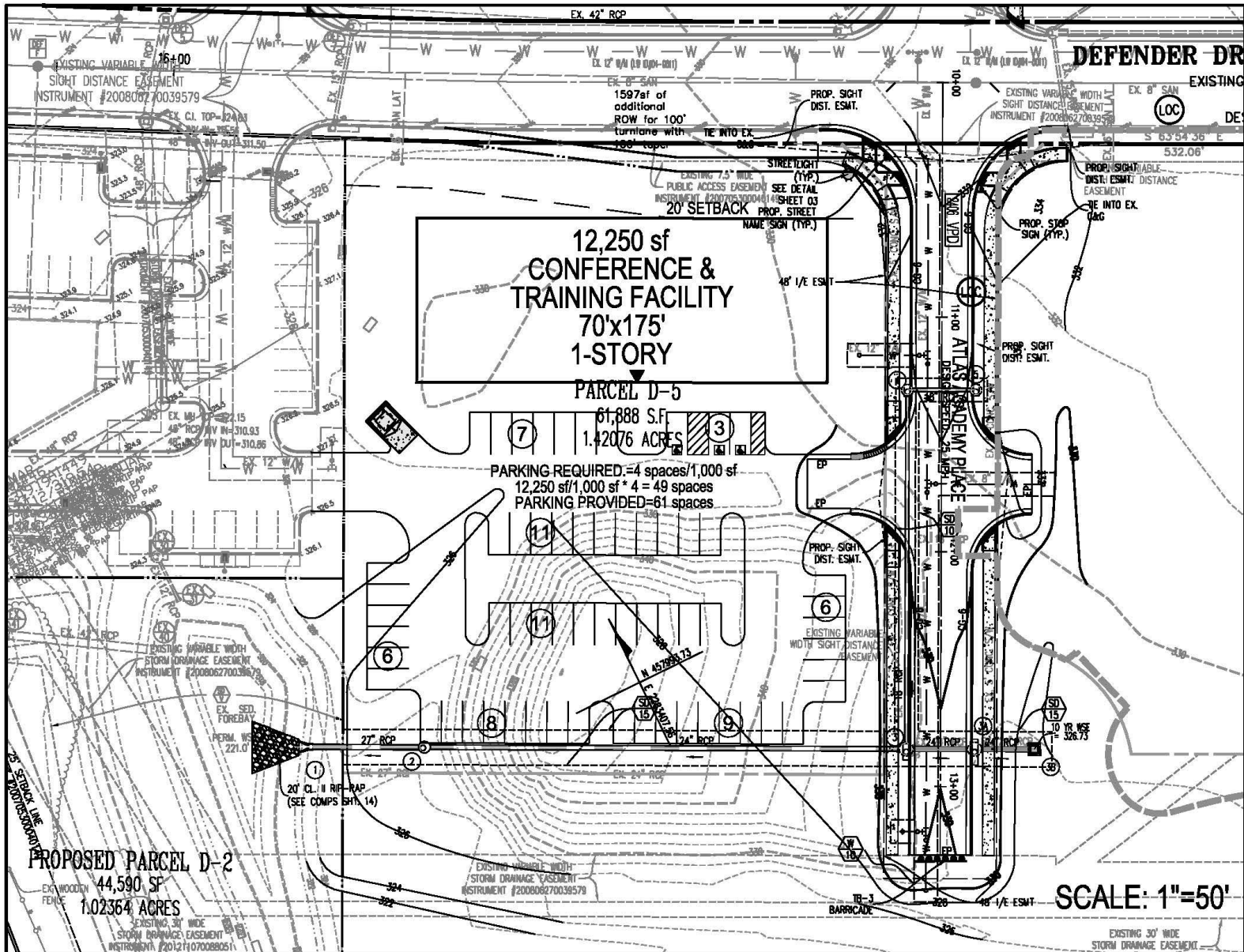
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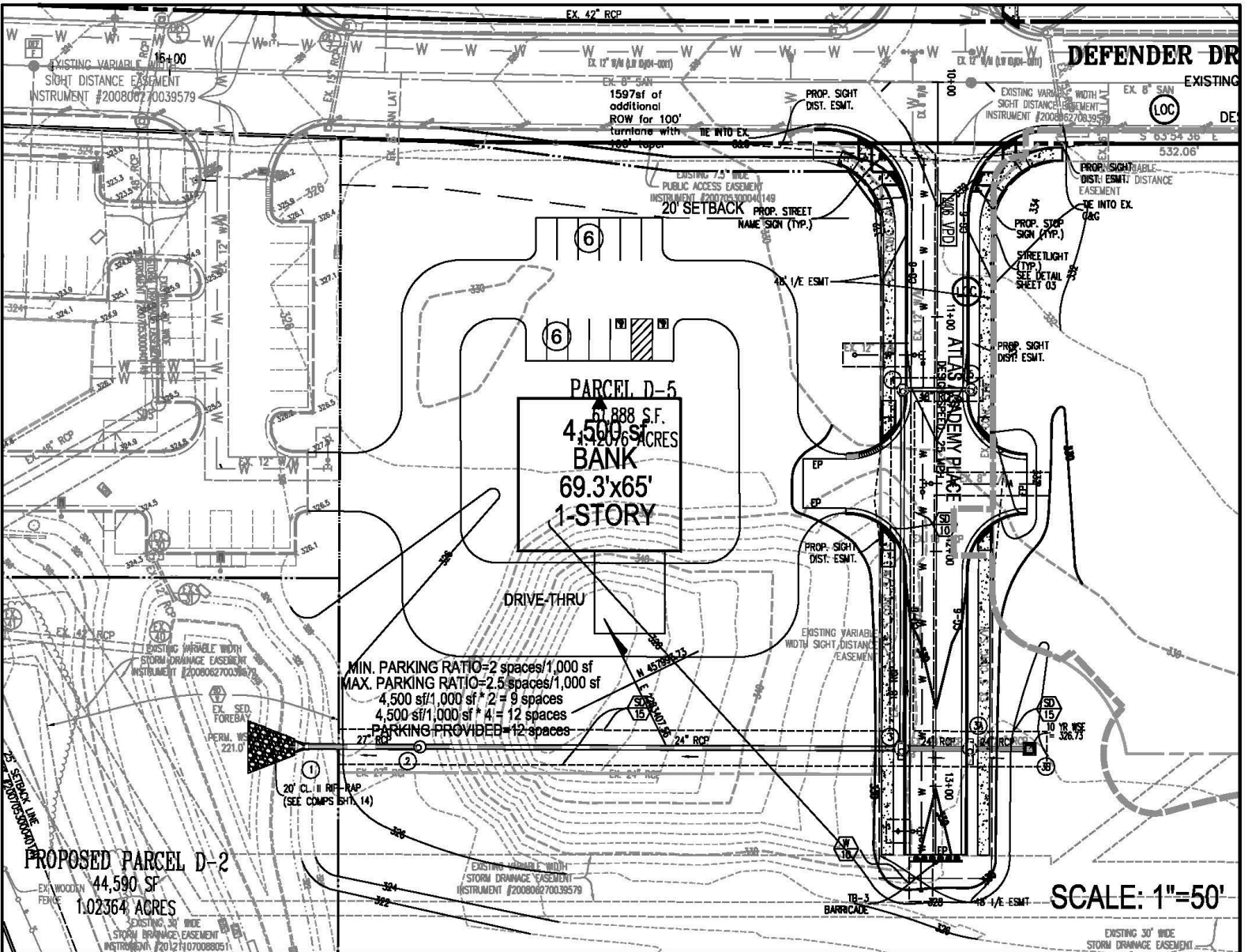
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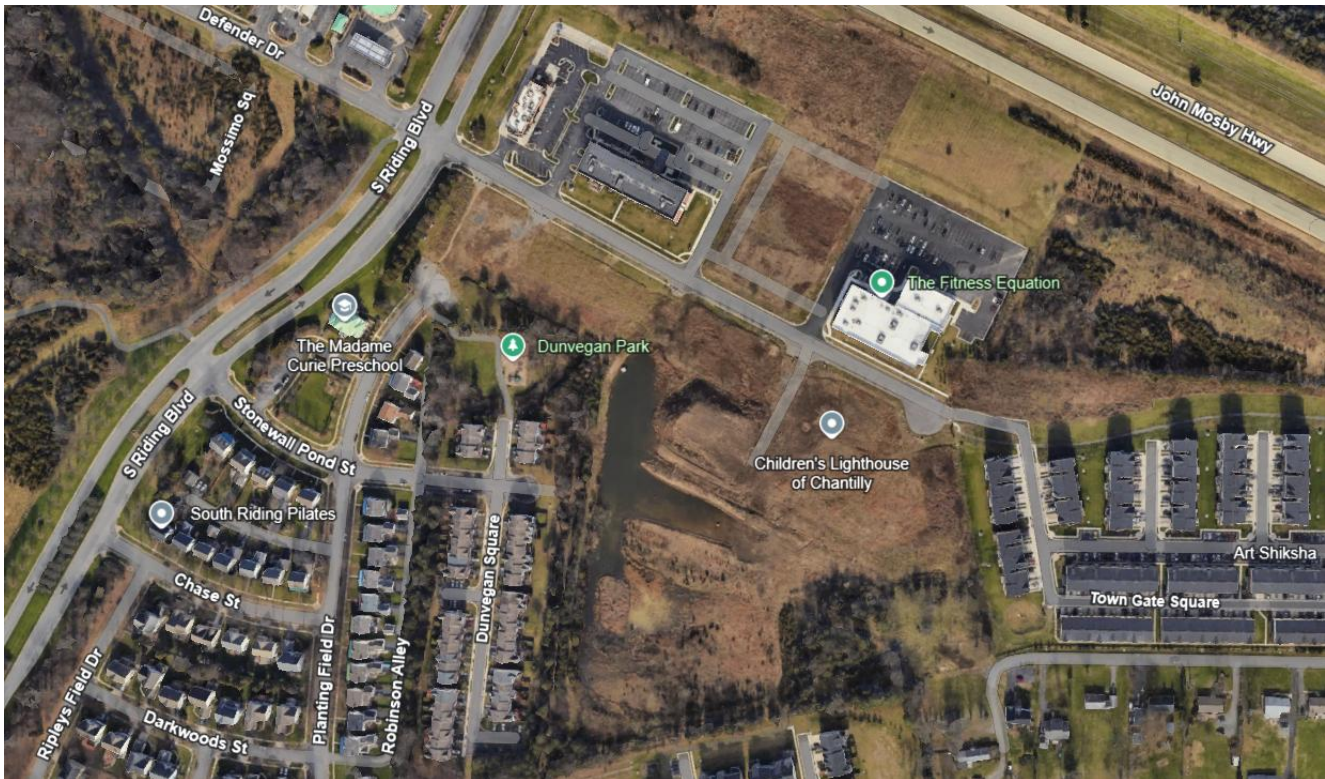
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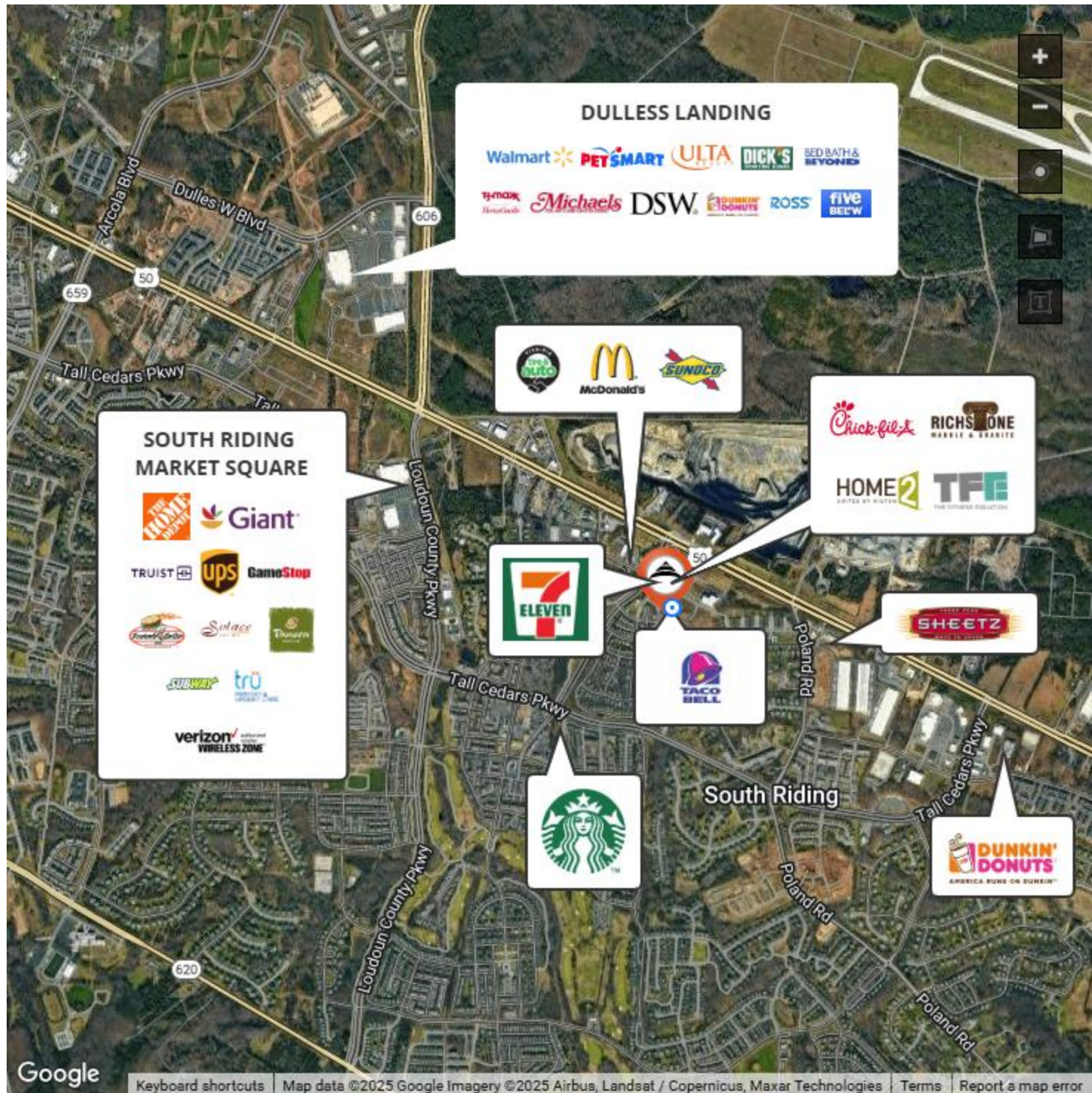


PD-OP – Planned Development-Office Park

- Office, administrative, business and professional
- Bank or financial institution
- Commuter parking lot
- Health and fitness center
- Office, medical and dental
- Post office
- Adult day care center
- Educational institution
- Recycling drop-off collection center, small
- Printing service
- Agriculture, horticulture, forestry, and fishery
- Business service establishment
- Conference or training center
- Library
- Park
- Public utility service center
- Radio and television recording studio
- Research, experimental, testing or development activities
- Utility substation
- Water pumping station
- Sewer pumping station
- Utility substation, distribution
- Church, synagogue and temple
- Child care center
- Telecommunications antenna and monopole
- Training Facility
- Medical care facility, outpatient only
- Uses auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities, personal service establishments, convenience food stores, and automobile service stations
- Data center
- Hotel/Motel

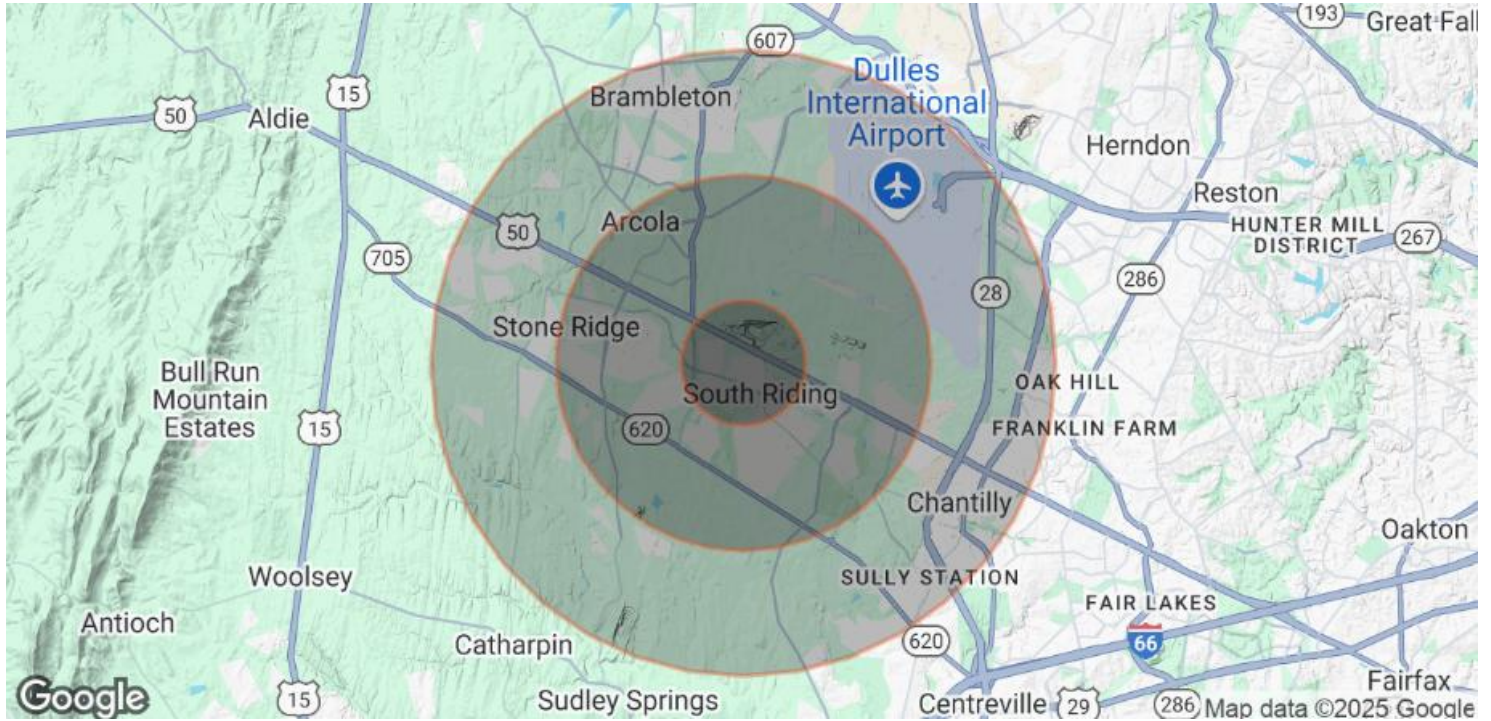
PD-OP Special Exception Uses – The following uses may be approved by the Board of Supervisors

- Heliport, helistop
- Hospital
- Hotel/Motel
- Radio, radar and/or television tower
- Utility substation, transmission
- Utility transmission lines, overhead
- Telecommunications monopole
- Fire and/or rescue station
- Golf course
- Mass transit facilities and stations
- Personal service establishment
- Restaurant
- Sewage treatment plant
- Water treatment plant
- Water storage tank
- Facility for lessons in dance, gymnastics, judo, and sports training
- Telecommunications tower
- Police station
- Public or Private School (Elementary, Middle, or High)
- Automobile service station
- Car wash
- Convenience food store
- Craft Beverage Manufacturing



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,880	58,751	150,917
Average Age	37.2	36.9	36.9
Average Age (Male)	35.20	34.80	37.10
Average Age (Female)	35.50	35.20	38.30

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,248	18,135	46,681
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$166,323	\$187,075	195,082
Average House Value	\$643,081	\$683,151	\$713,839

* Demographic data derived from 2020 US Census

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GROUND LEASE OR SALE PADSITE DEFENDER DRIVE | SOUTH RIDING, VA

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