

# Van Metre

RETAIL PAD AVAILABLE

## COMMUNITY CORNER PLAZA

Chantilly, VA



# Van Metre

COMMUNITY CORNER PLAZA | CHANTILLY, VA



## PROPERTY HIGHLIGHTS

- Located at the busy intersection of Gum Springs Road and Tall Cedars Parkway, just off of Route 50 in affluent Loudoun County
- Brand new construction
- One food pad site available for ground lease only with approved drive-thru

|  | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-----------|-----------|-----------|
| <strong>POPULATION</strong>                        |           |           |           |
| 2019 Population                                    | 13,639    | 61,973    | 110,065   |
| 2024 Estimate                                      | 16,612    | 76,132    | 135,368   |
| 2019-2024 Annual Rate                              | 4.02%     | 4.20%     | 4.23%     |
| 2019 Daytime Population                            | 3,457     | 9,127     | 23,566    |
| <strong>HOUSEHOLDS</strong>                        |           |           |           |
| 2019 Population                                    | 4,587     | 19,321    | 33,225    |
| 2024 Estimate                                      | 5,542     | 23,519    | 40,477    |
| 2019-2024 Annual Rate                              | 3.86%     | 4.01%     | 4.03%     |
| <strong>INCOME</strong>                            |           |           |           |
| 2019 Median HH Income                              | \$133,779 | \$158,802 | \$164,181 |
| <strong>2018 AVERAGE DAILY TRAFFIC COUNTS</strong> |           |           |           |
| Gum Springs Road                                   | 19,000    |           |           |
| Tall Cedars Parkway                                | 5,100     |           |           |



**TALL CEDARS PARKWAY**

**GUM SPRING ROAD (ROUTE 659)**

**BRADFORD FOREST DRIVE**

MONUMENT SIGN (SEPARATE PERMIT REQUIRED)

MONUMENT SIGN (SEPARATE PERMIT REQUIRED)

MONUMENT SIGN (SEPARATE PERMIT REQUIRED)

STREET NAME SIGN

DO NOT ENTER SIGN

1,800 SF

3,600 SF

1,298 SF

3,602 SF

1,942 SF

STORM DRAIN

