



PROJECT FACTS

GLA: 102,750 SF

- ▶ Gold's Gym and 2nd & Charles (BAM) recently joined the center, opening 2Q 2018 & 1Q 2019 respectively
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ Located minutes from Washington Dulles International Airport and INOVA Fair Oaks Hospital
- ▶ Center boasts a signalized entrance on heavily traveled Route 50

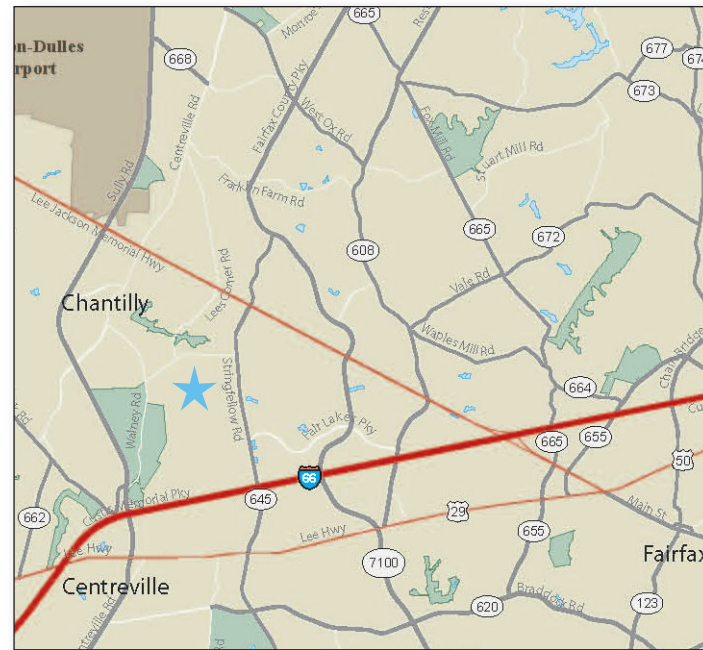
FEATURED TENANTS

Gold's Gym, 2nd & Charles, Advance Auto, Dollar Tree

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	17,912	\$193,282	5,812
3 mile	92,144	\$226,410	31,285
5 mile	256,246	\$204,288	91,639

2024 ESRI



LOCATION

Route 50 & Galesbury Lane - Chantilly, VA

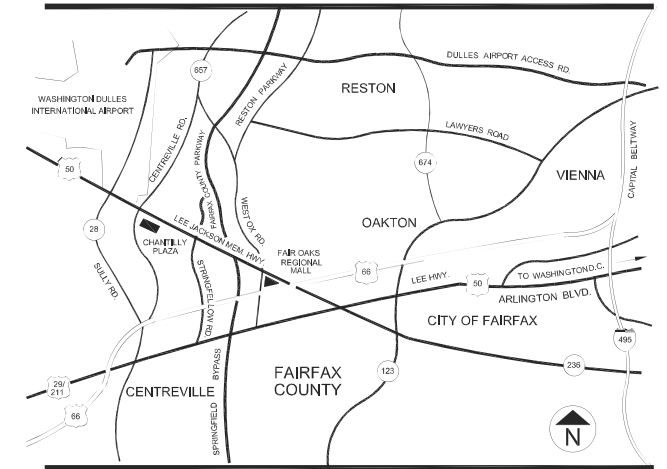
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



CHANTILLY PLAZA

CHANTILLY, VIRGINIA



TENANT ROSTER

1	GOLD'S GYM	37,896 SF
5-6	AVAILABLE	2,750 SF
7	TN BEAUTY	1,250 SF
14	AVAILABLE	1,444 SF
15	AVAILABLE	2,186 SF
16	PERFECT NAILS	3,545 SF
17	ADVANCE AUTO	10,768 SF
18-20	DOLLAR TREE	14,510 SF
21	2ND & CHARLES	25,401 SF
22	PUPATELLA PIZZA	3,000 SF

PARKING PROVIDED =

PARKING REQUIRED =

GLA AS PER RENT ROLL = 102,750 SF

ZONED = C-6

REV. DATE = APR 2024

CHANTILLY PLAZA

LEE JACKSON MEMORIAL HWY. & GALESBURY LANE
CHANTILLY, VIRGINIA 22021



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013

LEASING PLAN

THE SHOWN LAYOUT SHOWS THE BUILDING AND SUBJECT TO MODIFICATIONS. THE REPRESENTED INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A CONTRACT. THE DRAWING IS ALSO SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE DRAWING. ANY CHANGES OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DRAWING. APPROX. SCALE

50' 100'