



EXECUTIVE SUMMARY

PROPERTY ADDRESS:	4150 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151
ZONING:	I-3/NEC
ASKING PRICE:	\$5,000,000
TOTAL BUILDING SIZE:	11,000 SQ. FT.
LOT SIZE:	1.33 ACRES
ANNUAL RENTAL INCOME:	\$372,557

Prime 11,000 SF Investment Property in Fairfax County

This exceptional 11,000 square-foot, single-tenant commercial property presents a rare opportunity for investors seeking a versatile, income-producing asset in the heart of Fairfax County. Located at 4150 Pleasant Valley Road in Chantilly, Virginia, the property offers excellent access to Route 50, Loudoun County Parkway, and Dulles International Airport, making it an ideal location for businesses in a high-growth market.

Built in 2012, the property was originally designed for educational use, making it well-

suited for schools, childcare centers, training facilities, and similar operations. The NEC zoning allows for a wide range of commercial uses, offering investors the flexibility to attract a variety of tenants and maximize returns.

This property offers strong income potential and long-term value appreciation. Fairfax County remains a thriving business hub, and this property is ideally positioned to capitalize on continued growth in the area.

Contact us today for more information and to schedule a private tour.

Commercial Property Available For Sale

4150 PLEASANT VALLEY RD, CHANTILLY, VA 20151, USA



ANDY KIM

Supervising Broker
Direct: 703625-2393
Office: 703-256-6247
Serving Since 2002

VA License: 0225068504
DC License: Br200200704
MD License: 667097
Address: 6101 Redwood Square Center Suite
301 Centreville, VA 20121



NBI REALTY, LLC.
COMMERCIAL

PROPERTY DESCRIPTION

Address:	4150 Pleasant Valley Road, Chantilly, VA 20151
County:	Fairfax
Market:	Washington DC Metro Area
Zoning:	NEC (Neighborhood Employment Center)
Lot Size:	1.33 Acres
Property Type:	Special Purpose – School
APN #:	0332 04 0008A3

PROPERTY OVERVIEW

This exceptional 11,000 square-foot, single-tenant commercial property offers a prime opportunity for owner-occupants or investors seeking a versatile space in the heart of Fairfax County. Located at 4150 Pleasant Valley Road, Chantilly, VA, this property sits conveniently near Route 50 and Loudoun County Parkway, providing seamless access to major highways and just a short drive from Dulles International Airport.

Originally built in 2012, this freestanding building was designed for educational use, making it ideal for schools, child care centers, training facilities, or other special-purpose institutions. With its flexible zoning, the space could also be repurposed for various commercial uses permitted under NEC zoning regulations.

LEASE COMPARABLE

Address	Lease Rate	Lease Type	Space Size
25160 Loudoun County PKWY, Chantilly, VA	\$38.22/SF	NNN	14,978 SF
4550 Walney Road, Chantilly, VA	\$41.20/SF	NNN	22,342 SF
13251 Woodland Park Road, Herndon, VA	\$47.27/SF	NNN	22,342 SF
42945 Waxpool Road, Ashburn, VA	\$39.05/SF	NNN	21,189 SF
21684 Romans Drive, Ashburn, VA	\$39.83/SF	NNN	12,561 SF
11579 Cedar Chase Drive, Herndon, VA	\$48.79/SF	NNN	8,401 SF

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