



**23,000 Sqft New
Medical Center /
Retail for Sale/Lease**

43659 Tall Cedars Parkway
South Riding, Chantilly, VA 20152

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Executive Summary

We are pleased to present 43659 Tall Cedars Parkway, a premier 23,000-square-foot Class A retail and office building located in the thriving community of South Riding, Chantilly, VA. **This brand-new development offers a versatile opportunity for a wide range of uses, supported by its CLI zoning, which allows for childcare centers, banquet halls, restaurants, professional services, religious facilities, urgent care, and medical offices.** Situated on 1.2 acres, the property boasts modern amenities including an elevator, outdoor seating, and 72 parking spaces, ensuring convenience and accessibility for tenants and visitors alike.

Chantilly, VA, is a sought-after location in Northern Virginia, known for its strong residential and commercial presence. The area is characterized by its affluent and growing population, high household incomes, and proximity to major transportation hubs, including Washington Dulles International Airport. South Riding, in particular, offers a vibrant blend of residential neighborhoods and commercial developments, providing a built-in customer base and robust economic activity. The property's strategic location ensures excellent visibility and access, making it an ideal investment for businesses catering to the local and regional community.

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EXCLUSIVELY LISTED BY



Ahmad Azzarkani
(571) 359-9047
ahmad@srg-commercial.com



Khaled Al Hajbeh
(571) 230-5456
khaled@srg-commercial.com

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Property Overview

**Building Size:**

~22k SQFT Class A Retail/office

**Price:**

\$11 Million

**Lot Size:**

1.22 Acres

**Zoning:**

CLI

**Lease Rate:**

\$35 - 41/sqft NNN

**Description:**

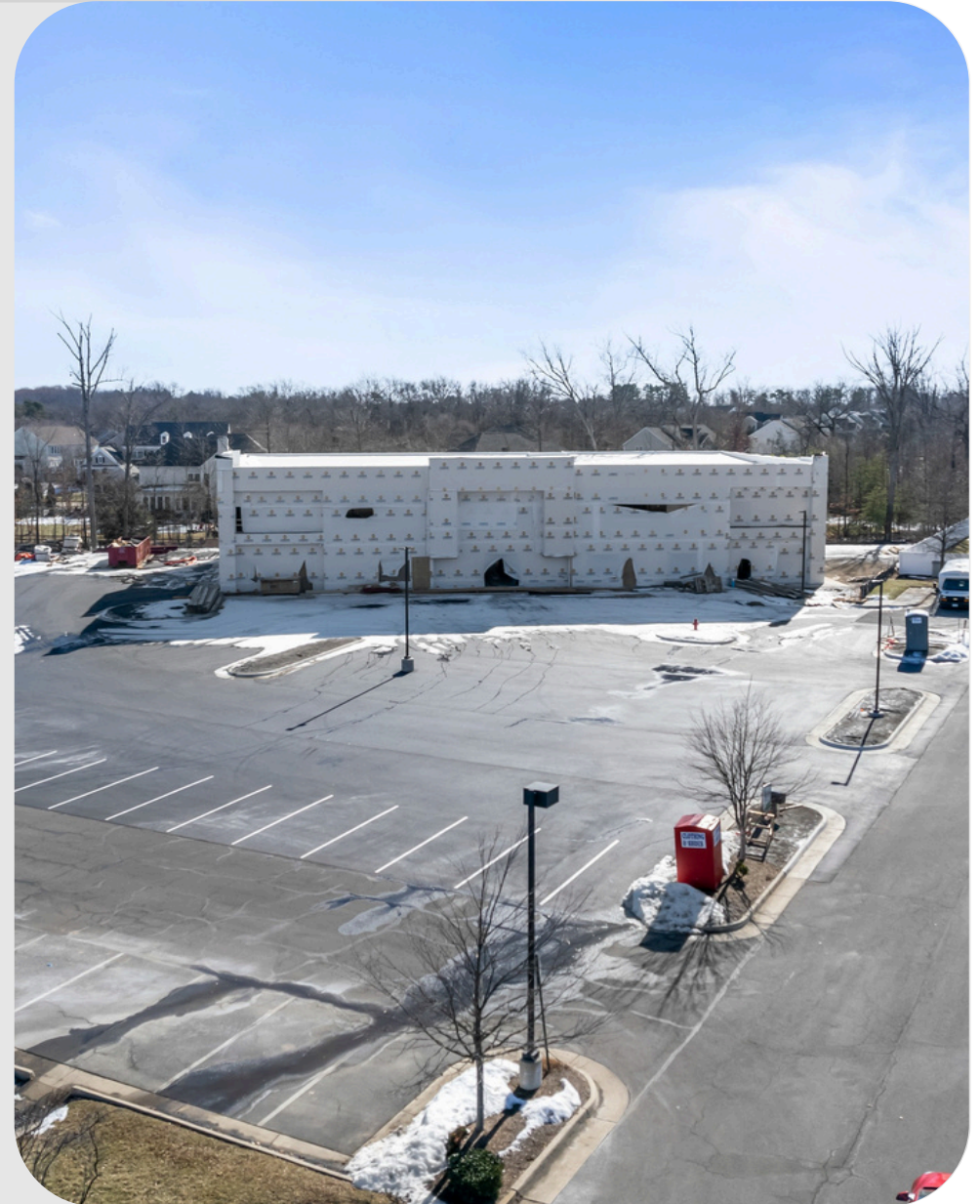
2-story building with 11,000 sqft on each floor

**Parking:**

72 spots (3.2/1000sqft)

**Elevator**

Affluent area with close proximity to route 50



Proposed Plans - Floor 1

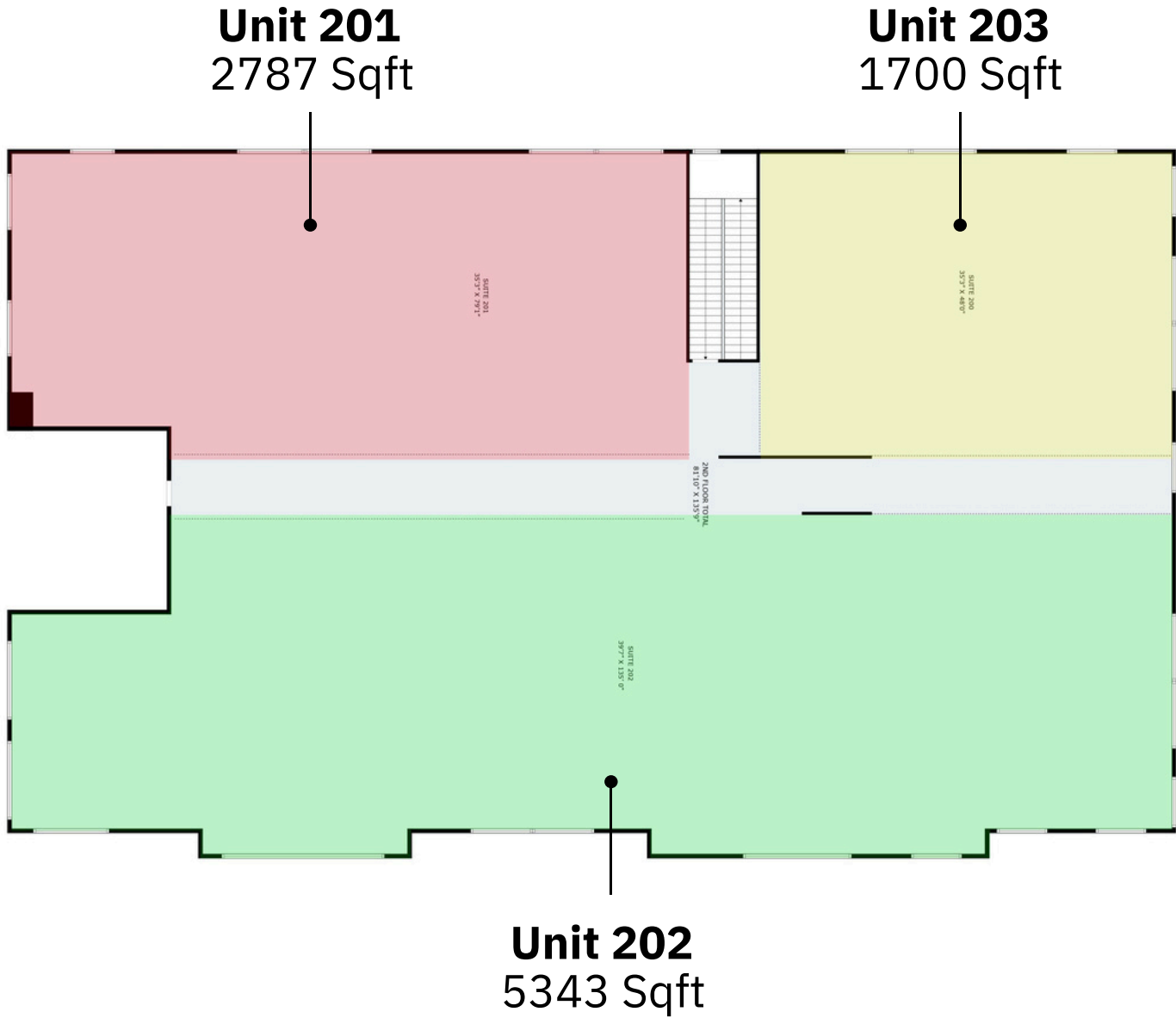


Unit 101
11,000 sqft

*Originally designed as daycare, can be demised for your needs between 2,300 to 11,000 sqft. Call realtor to discuss space division

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Proposed Plans - Floor 2



Renderings

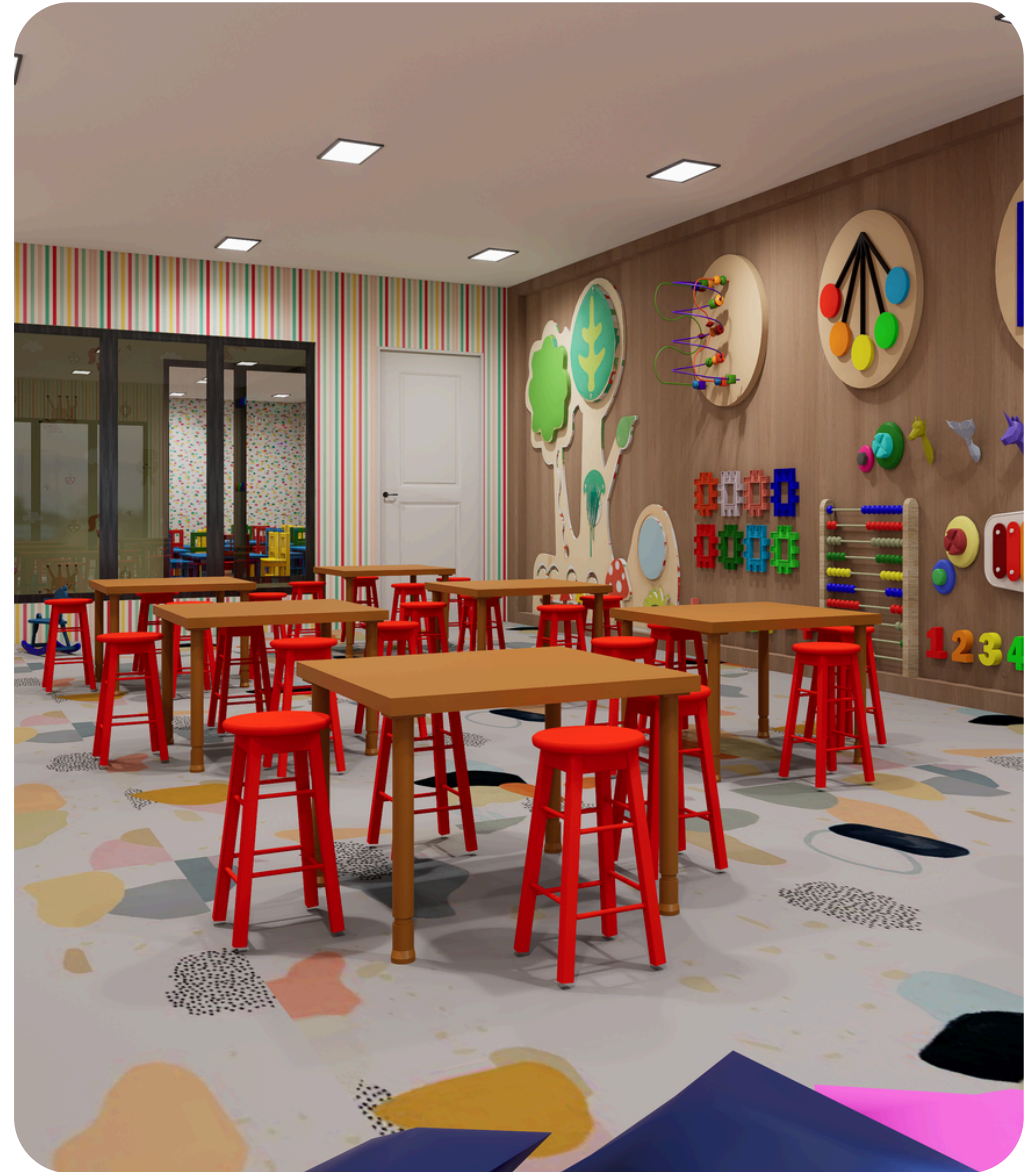


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Zoning/Allowed uses

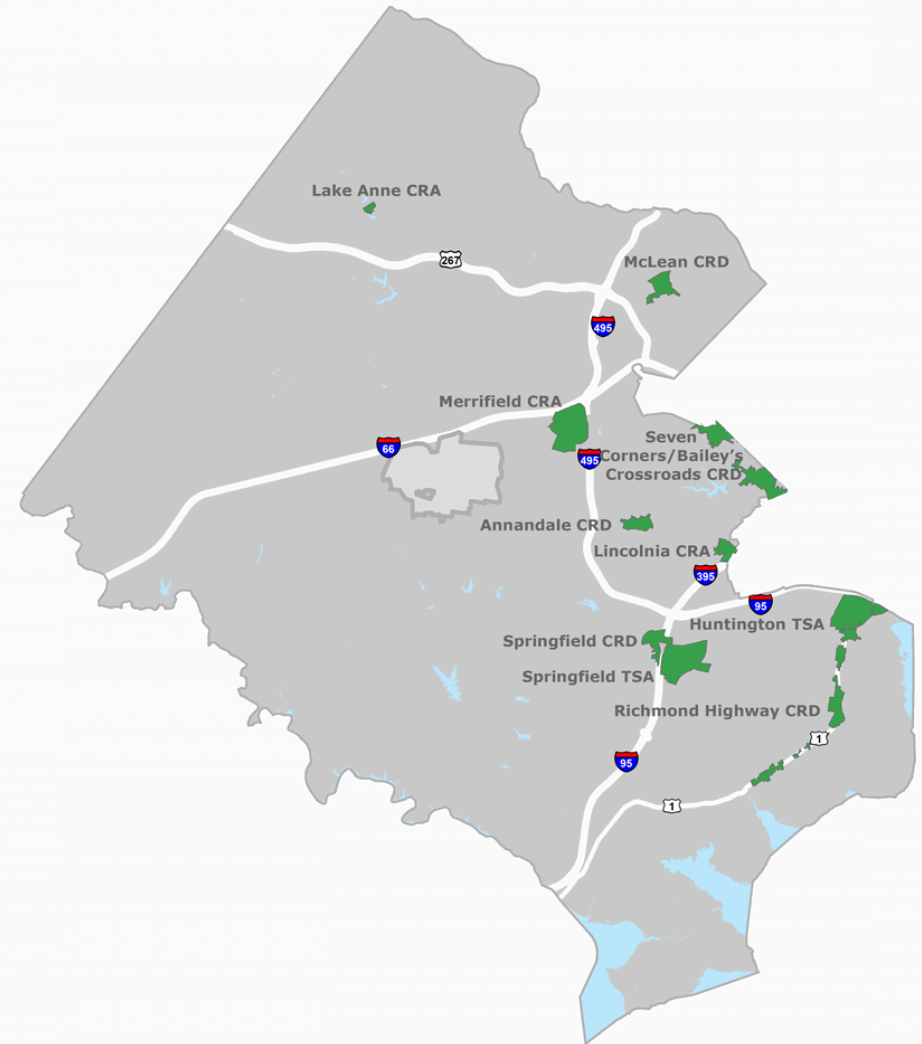


CLI- Commercial/Light Industry: Mix of compatible light industrial uses and office uses, and related supportive commercial, retail, and service uses on minimum one acre lots. Only along Route 50 from Fairfax/Loudoun County line west to Route 659.



Location Overview

Fairfax County, Virginia, boasts a robust economy with a gross domestic product of approximately \$134 billion—over half of Northern Virginia's total GDP—and is home to major employers such as the federal government, Fairfax County Public Schools, Inova Health System, and prominent corporations like Capital One and Booz Allen Hamilton. Within Fairfax County, Chantilly stands out as a dynamic community known for its strong economy, high quality of life, and significant corporate investments, including the headquarters relocations of Amentum Services and The Aerospace Corporation, enhancing its role as a hub for aerospace and defense industries. Nearby, Washington Dulles International Airport serves as a critical asset with 24-hour operations, Foreign-Trade Zone #137, and extensive cargo-handling facilities, supporting diverse shipments while benefiting from strategic highway access and development potential, further bolstering the region's logistical and economic strengths.



Map & Demographics



Map & Demographics

Demographic Metrics for South Riding and Chantilly, VA

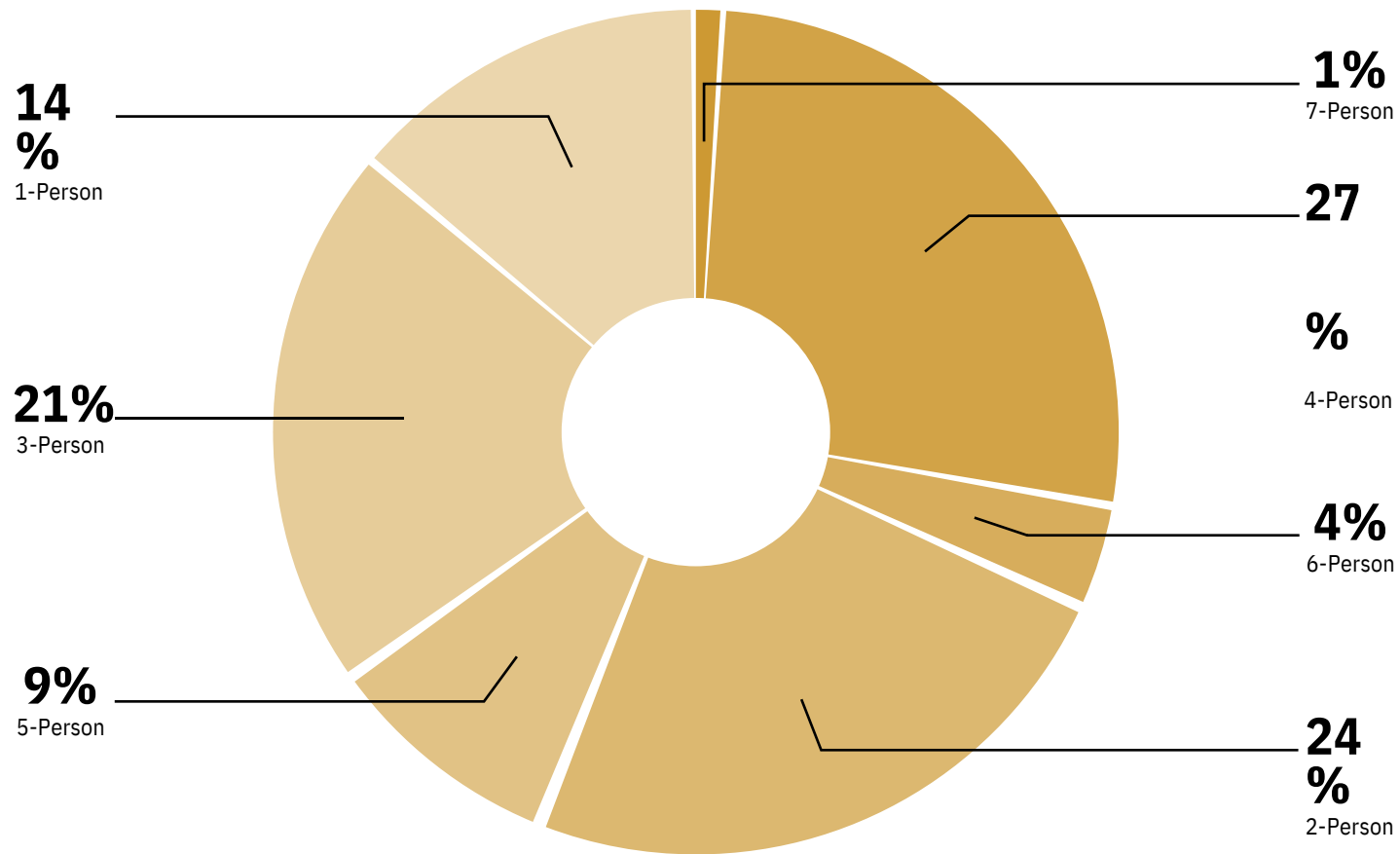
2,910

14,053

45,878

Demographics	1 Mile	5 Miles	10 Miles
2024 Population	27,880	151,225	696,017
2029 Population Projection	29,687	1 5 7,1 47	713,649
Annual Growth 2024-2029	1.3%	0.8%	0.5%
Median Age	38.3	37.9	38.3
Avg Household Income	\$196,045	\$189,441	\$166,155
Median Household Income	\$174,196	\$168,036	\$140,941
2024 Households	2,910	14,053	45,878

Map & Demographics



5 miles 2024% of Households

Confidentiality & Disclaimer

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Samson Properties/SRG Commercial and it should not be made available to any other person or entity without the written consent of Samson Properties/SRG Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Samson Properties/ SRG Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Samson Properties/SRG Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Samson Properties/SRG Commercial has not verified, and will not verify, any of the information contained herein, nor has Samson Properties/SRG Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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81 & 85 Cleremont Dr | 2 | srg-commercial.com

Contact Information



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