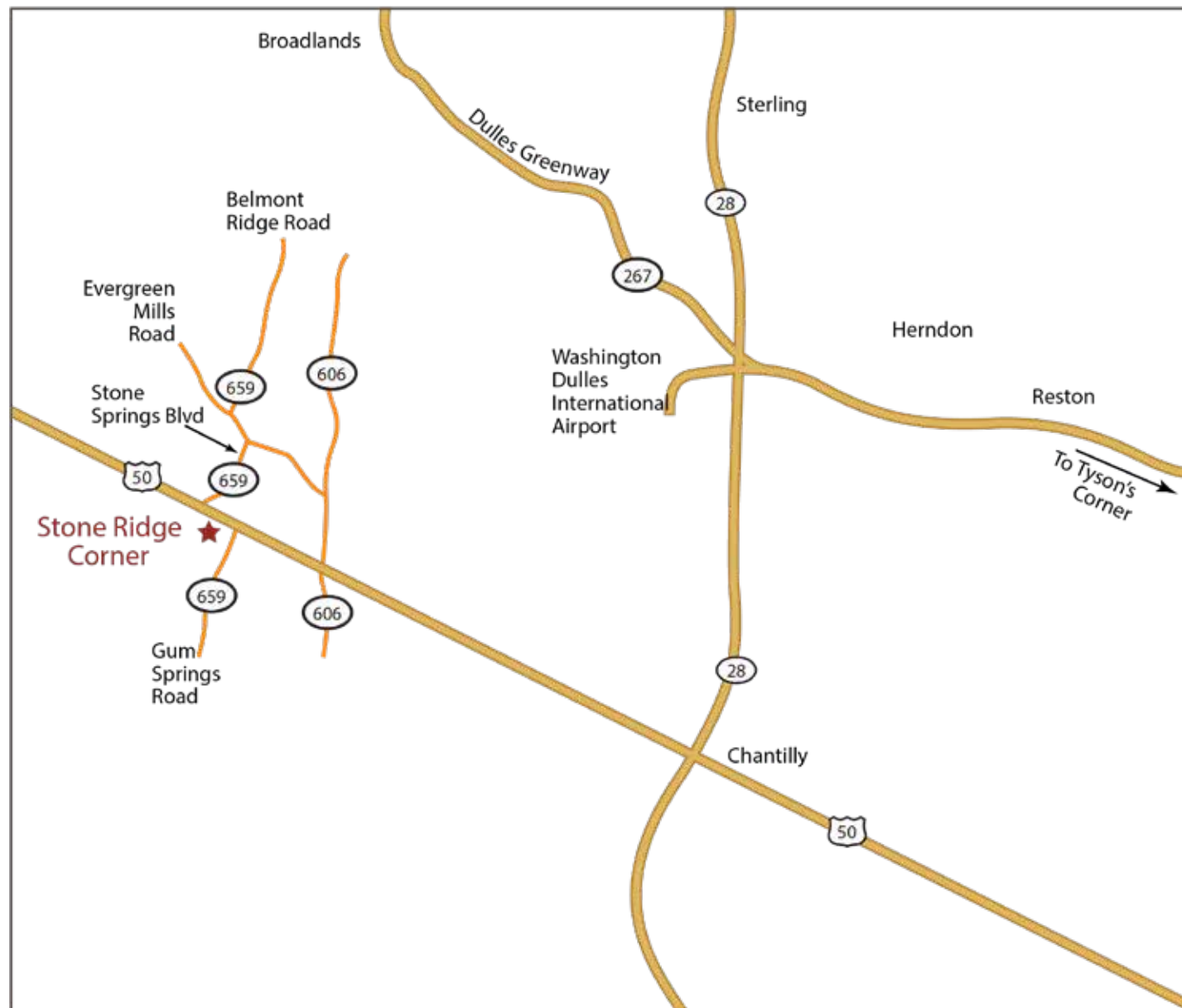


Van Metre

RETAIL PAD AVAILABLE

STONE RIDGE CORNER

24669 Gateway Village Place, Chantilly, VA 20152



Van Metre

STONE RIDGE CORNER | ALDIE, VA



	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population	11,163	80,601	137,463
2027 Estimate	12,167	86,505	147,470
2022-2027 Annual Rate	1.74%	1.42%	1.42%
2022 Total Employees			
	3,848	11,291	27,254
HOUSEHOLDS			
2022 Population	3,674	24,356	41,156
2027 Estimate	4,008	25,994	43,905
2022-2027 Annual Rate	1.76%	1.31%	1.30%
INCOME			
2022 Median HH Income	\$135,994	\$186,258	\$189,542
2021 AVERAGE DAILY TRAFFIC COUNTS			
	Route 50 (John Mosby Highway) (20,000 AADT)		

PROPERTY HIGHLIGHTS

- Located at the busy, signalized intersection of Route 50 (John Mosby Highway) and Gateway Village Drive in affluent Aldie, Loudoun County
- Adjacent to Stone Springs Hospital and Stone Ridge Village Center (Harris Teeter/Walgreens)
- Arby's now open. The Human Bean opening 3Q 2024.

AVAILABILITY

- One finished pad available immediately. Can accommodate up to 8,610 SF or smaller building with patio and/or drive-through.

SITE PLAN

