

FOR SALE - 31,242 SF BUILDING ON 2.54 ACRES
14526 LEE ROAD, CHANTILLY, VA

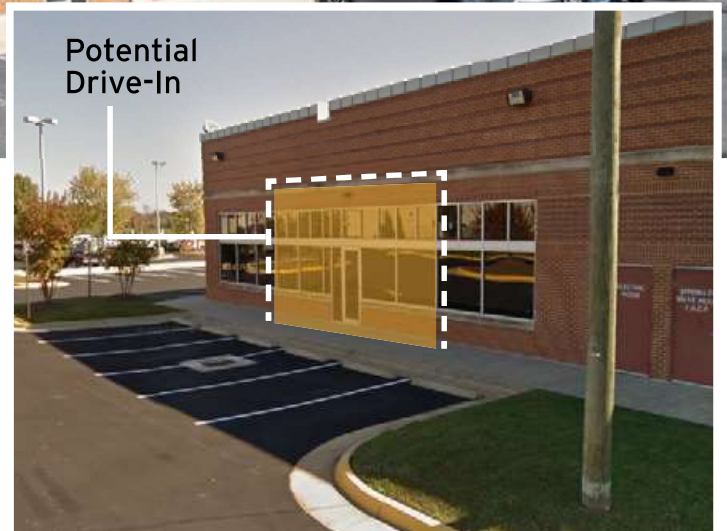
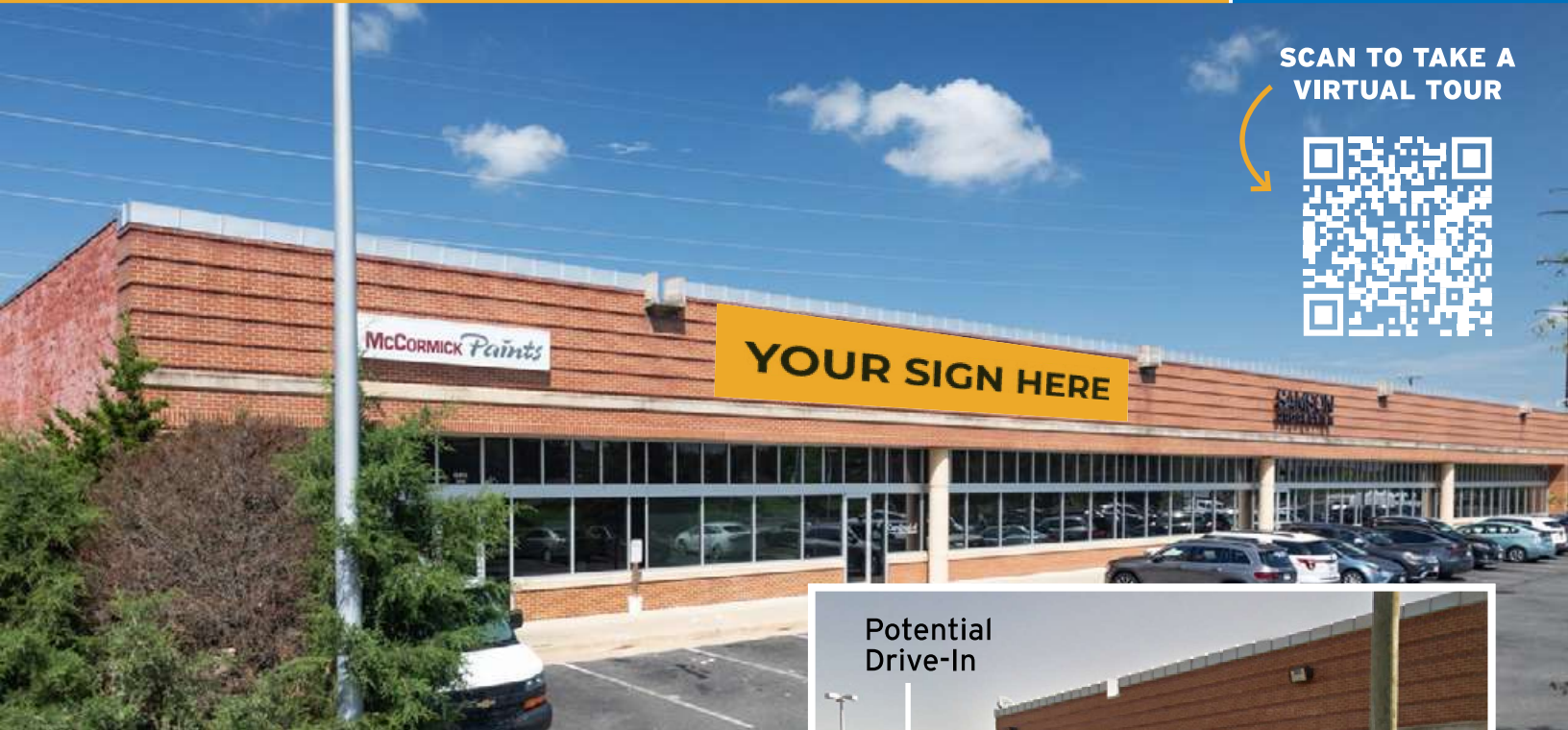
RETAIL / MEDICAL / OFFICE / SHOWROOM / FLEX



TRANSWESTERN

REAL ESTATE
SERVICES

SCAN TO TAKE A
VIRTUAL TOUR



Potential
Drive-In

PRICE: \$285 PSF (\$8,903,970)
AVAILABLE SF: 27,242 SF Available
4,000 Leased through 2027
PARKING RATIO: 3.6/1000



- One Story Standalone Building with 77,000 Views Per Day
- Zoned I-5, suitable for a wide variety of uses such as Retail, Office, Medical, Educational, Child Care and Flex
- Potential Ceiling Height: 18' clear
- Abundant Windowline

FOR MORE INFO,
PLEASE CONTACT:

BEV SHEFFLER
703.749.9453
bev.sheffler@transwestern.com

ALAN ASMAN
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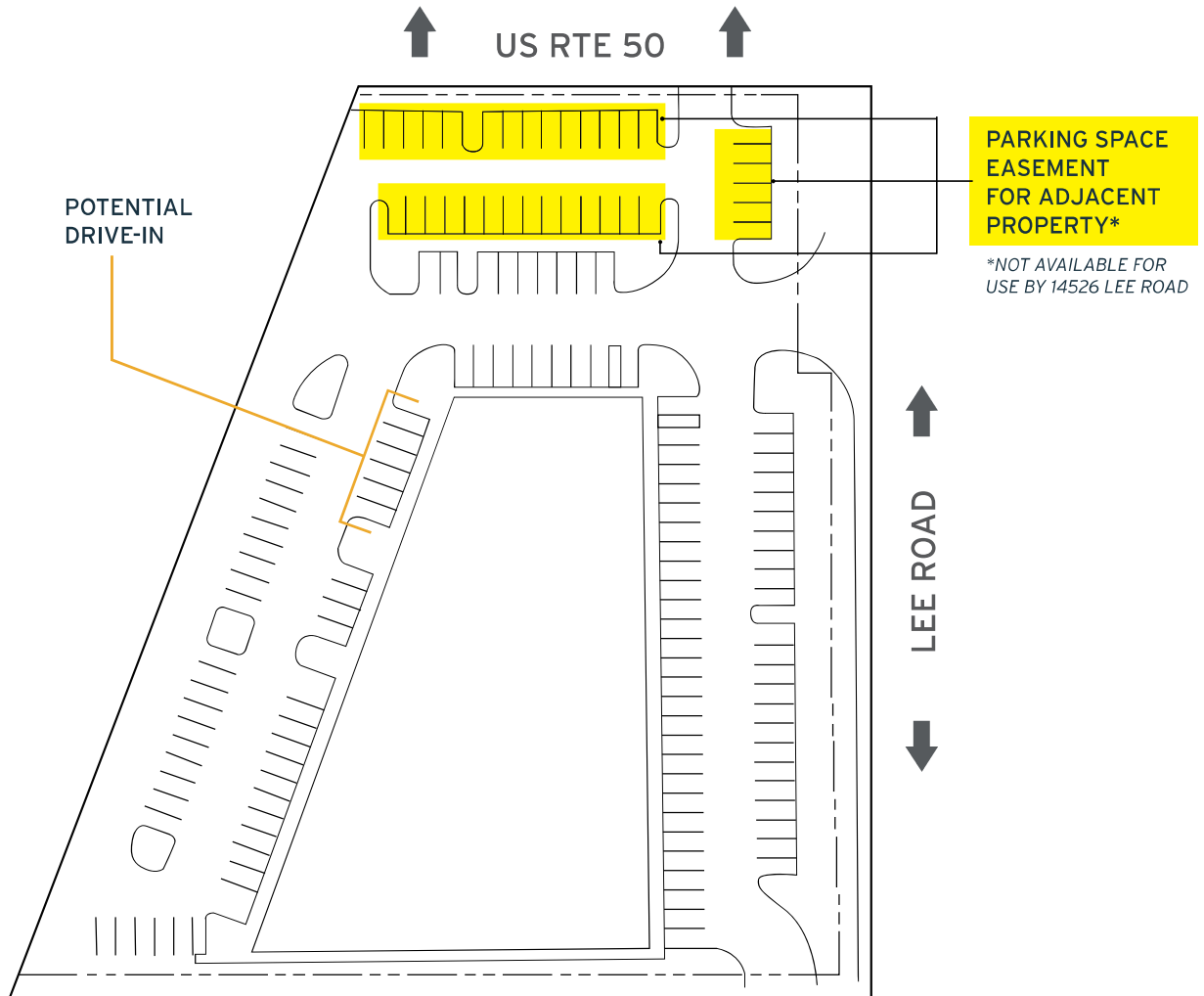
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SITE PLAN



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FLOOR PLAN



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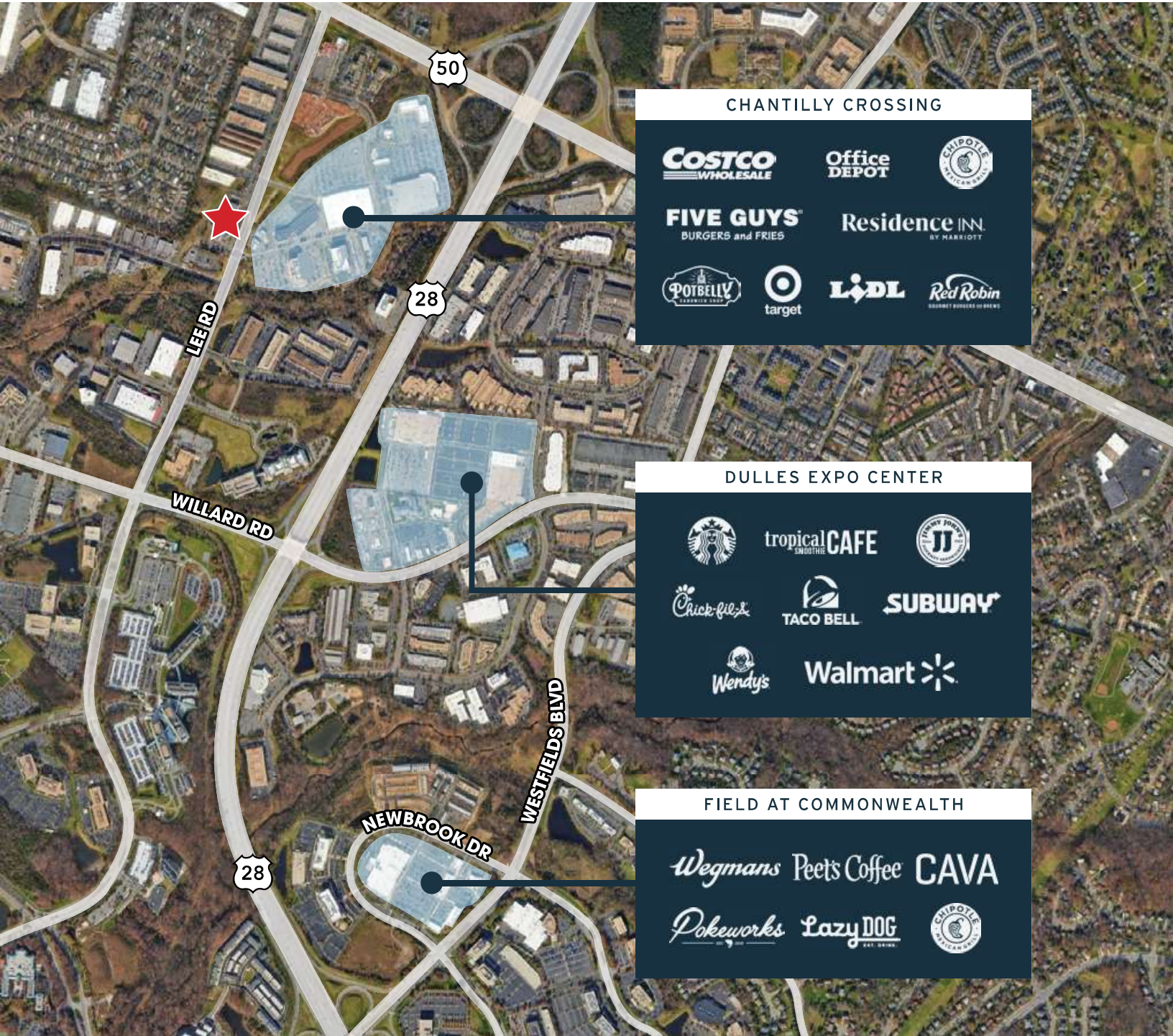
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RETAIL MAP


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REAL ESTATE
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CHANTILLY CROSSING

COSTCO
WHOLESALE

Office
DEPOT



FIVE GUYS
BURGERS and FRIES

Residence INN
BY HARRIOTT



LIDL



DULLES EXPO CENTER



tropical CAFE
SMOOTHIE



SUBWAY



Walmart ✦

FIELD AT COMMONWEALTH

Wegmans Peet's Coffee CAVA

Pokeworks Lazy DOG



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DEMOGRAPHICS (ESTIMATED)



TRANSWESTERN

REAL ESTATE
 SERVICES

KEY FACTS

21,218
 POPULATION

37.6
 MEDIAN AGE

3.1
 AVG HOUSEHOLD
 SIZE

\$147,286
 MEDIAN HOUSEHOLD
 INCOME

EDUCATION

4%
 NO HIGH SCHOOL
 DIPLOMA

11%
 HIGH SCHOOL
 GRADUATE

17%
 SOME
 COLLEGE

29%
 ADVANCED
 DEGREE

BUSINESS

2,561
 TOTAL BUSINESSES

38,496
 TOTAL EMPLOYEES

EMPLOYMENT

86%
 WHITE COLLAR

8%
 BLUE COLLAR

6%
 SERVICES

3.2%
 UNEMPLOYMENT RATE

VARIABLES	2 Miles	5 Miles	10 Miles
2022 Total Population	21,218	215,044	757,273
2022 Total Households	6,821	74,128	261,817
2022 Average Household Size	3.1	2.9	2.8
2022 Average Household Income	\$147,286	\$162,335	\$158,880
2022 Median Age	37.6	37.4	37.8

INCOME

\$58,979
 PER CAPITA
 INCOME

\$768,442
 MEDIAN NET
 WORTH

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