



SALE

43665

Tall Cedars Pkwy, Chantilly, VA 20152

Size: **1.22 AC**

Zoning: **CLI** (Commercial Light Industrial)

Price: \$5.7 Million

PROPERTY OVERVIEW

Approximately 11,000 Square Feet of custom designed space to be built based on plan for daycare or preschool on the 1st floor for sale and the owner will lease the 2nd floor for a health use. With over 58,000 childrearing households in a five mile radius, Tall Cedars Pkwy, Chantilly, VA DayCare space garners flexibility for both parents and childcare providers alike. Incorporating up to 11,000-square-feet, an abundance of natural lighting, and a large outdoor play area. Chantilly, VA provides an expansive professional population in need of childcare a convenient option to pick up their child at the end of the workday without lengthening their commute. Owning your own DayCare can provide many opportunities to you and your career. All the plans are approved and ready to build. The construction takes approximately one year to build. All the materials to be used to build the daycare are itemized on the plan.

For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

HIGHLIGHTS

- ✓ *Prime location near Route 50.*
- ✓ *In proximity to multiple residential neighborhoods including: South Riding, Avonlea, Avonlea Reserve, and Stone Ridge.*
- ✓ *High visibility with excellent access*

SCHOOL INFORMATION

- ✓ *School District Name: LOUDOUN COUNTY PUBLIC SCHOOLS*



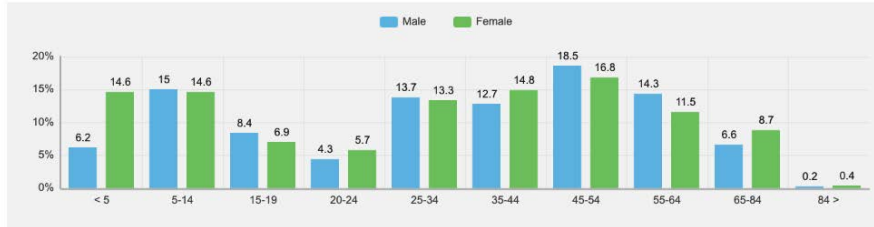
For More Information

Fred Jafarzadeh, C: 703-505-3501

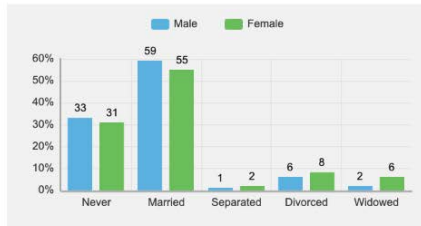
Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

HIGHLIGHTS

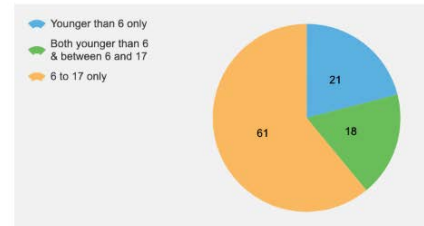
Chantilly Age Breakdown



Marital Status



Age Of Children In Married Couples

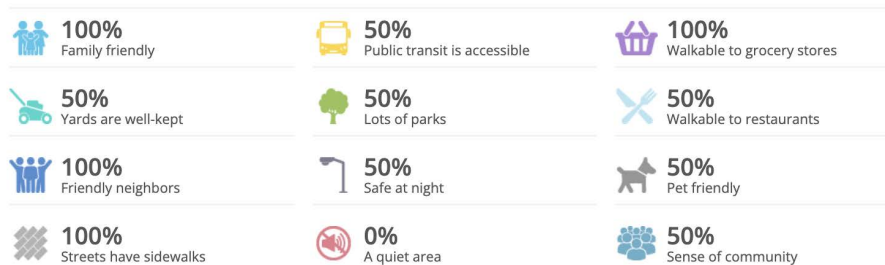


Top Rated Schools In Chantilly

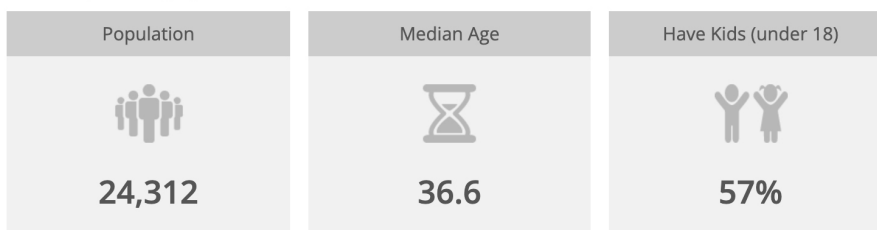
Name	Grades	Students	Proficiency
Poplar Tree Elementary School	PK - 6	762	98%
Chantilly High	9 - 12	2,810	95%
Franklin Middle	7 - 8	882	93%
Rocky Run Middle	7 - 8	1,322	93%
J. Michael Lunsford Middle	6 - 8	1,650	93%
Westfield High	9 - 12	2,682	86%
Brookfield Elementary School	PK - 6	842	68%
Chesterbrook Academy Kids Campus	PK - KG	22	n/a

[See all Chantilly schools](#)

What Do The Locals Think About Chantilly?



Chantilly Demographics



For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

PHOTO GALLERY



For More Information

Fred Jafarzadeh, C: 703-505-3501

Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

KEY FINDING

Chantilly, VA

Population: 24,312

livability
77

Overview
Livability
Real Estate
Rentals
Demographics

Key Finding

- Chantilly has a Livability Score of 77/100, which is considered exceptional
- Chantilly crime rates are 56% lower than the Virginia average
- Cost of living in Chantilly is 37% higher than the Virginia average
- Chantilly real estate prices are 90% higher than the Virginia average
- Rental prices in Chantilly are 48% higher than the Virginia average

C Chantilly Employment

Household income is 78% higher than Virginia

Median household income	Income per capita	Unemployment rate
\$117,553	\$44,076	6%
112% higher than the US average	48% Higher than the US average	20% Higher than the US average

F Chantilly Housing

Home value is 78% higher than Virginia

Median home value	Median rent price	Home ownership
\$472,200	\$1,675	80%
150% higher than the US average	77% higher than the US average	20% lower than the US average

A Chantilly Schools

HS graduation is 7% Higher than Virginia

High school grad. rates	School test score	Student teacher ratio
91%	89%	15:1
9% lower than the US average	85% higher than the US average	8% lower than the US average

A Chantilly User Ratings

There are a total of 3 ratings in Manassas

Overall user rating	User reviews rating	User surveys rating
76%	70%	83%
3 total ratings	1 total reviews	2 total surveys

For More Information

Fred Jafarzadeh,
C: 703-505-3501

Office address :
 46191 WESTLAKE DRIVESTERLING VA 20165

