

JUST SIGNED **myeyeDr.**



NEARBY RETAILERS

STUART KITCHENS



RETAIL FOR LEASE

- FULLY LEASED
- New ownership and management for this 17,814 SF building with 1st floor retail space and 2nd & 3rd floor office space.
- Situated in the heart of downtown McLean with easy access to I-66, Dulles Toll Road, and the Capital Beltway.
- Surrounded by walkable amenities including, dining, shopping and lodging.
- Garage and surface parking, including 72 parking spaces.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	"MARKET"	N/A	N/A
*Est. NNN: \$9.50 PSF			

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

DEMOGRAPHICS

1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY



DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	11,474	88,103	298,062
Daytime Population	9,856	70,016	211,970
Households	4,212	33,038	109,798
Average HH Income	\$272,944	\$250,897	\$251,611

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Chain Bridge Road	16,000 ADT
Old Dominion Drive	18,000 ADT

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703



SITE PLAN

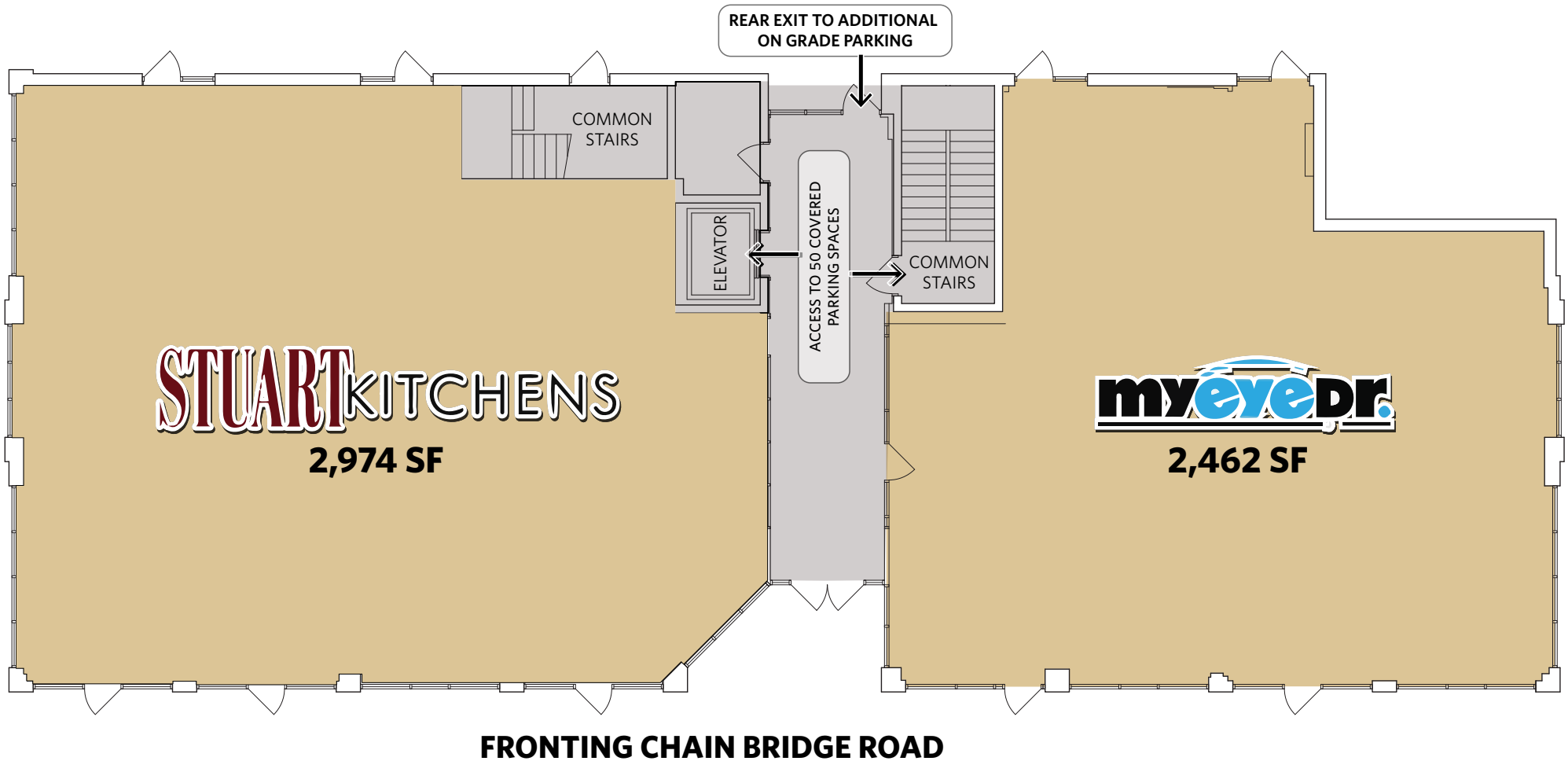
1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	"MARKET"	N/A	N/A

*Est. NNN: \$9.50 PSF



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

PARKING

1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY

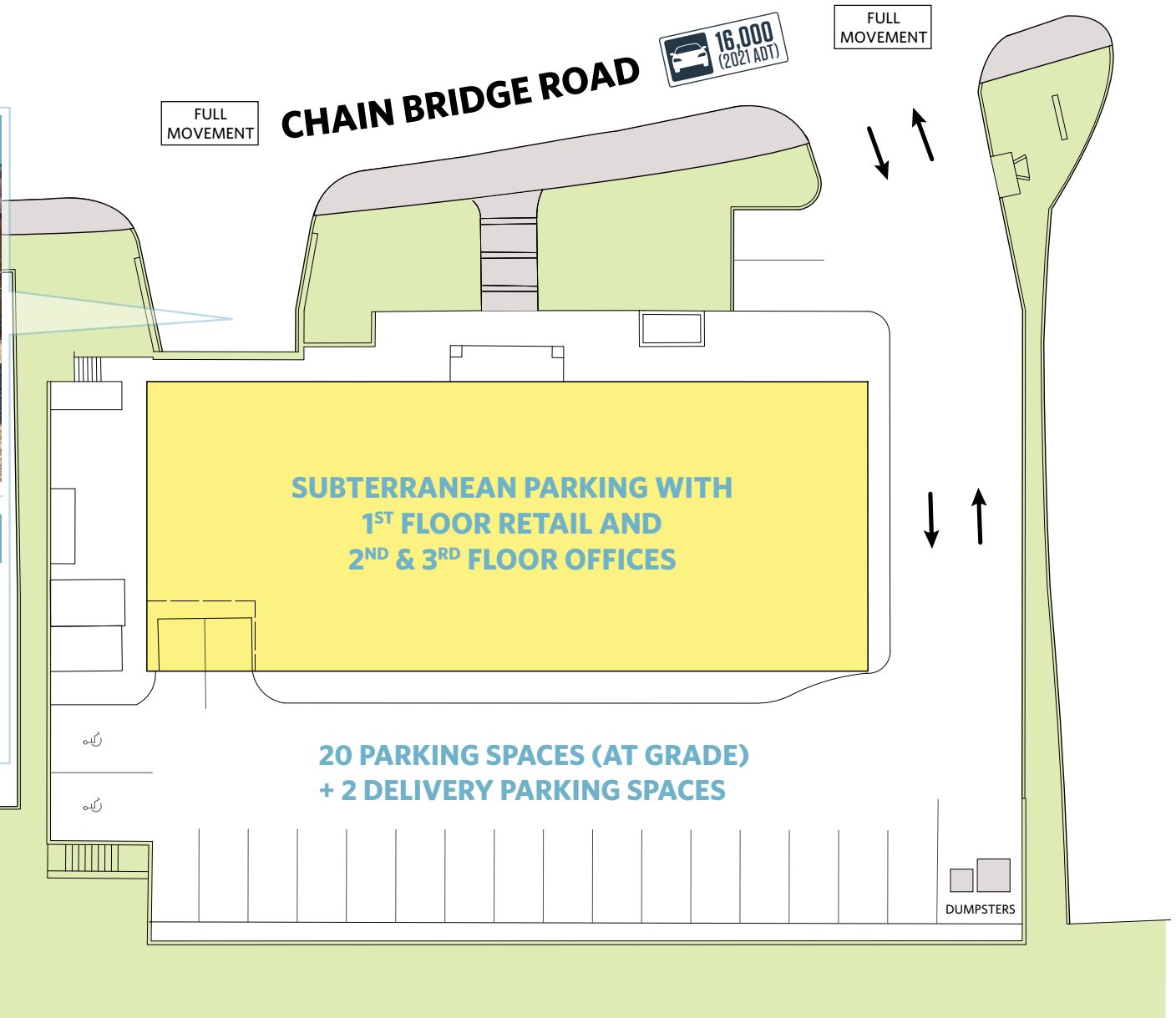
ENTRANCE TO 50 COVERED PARKING SPACES



PARKING TABULATION

- 50 SPACES COVERED
- 20 SPACES AT GRADE
- + 2 DELIVERY SPACES

- 72 TOTAL PARKING SPACES



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

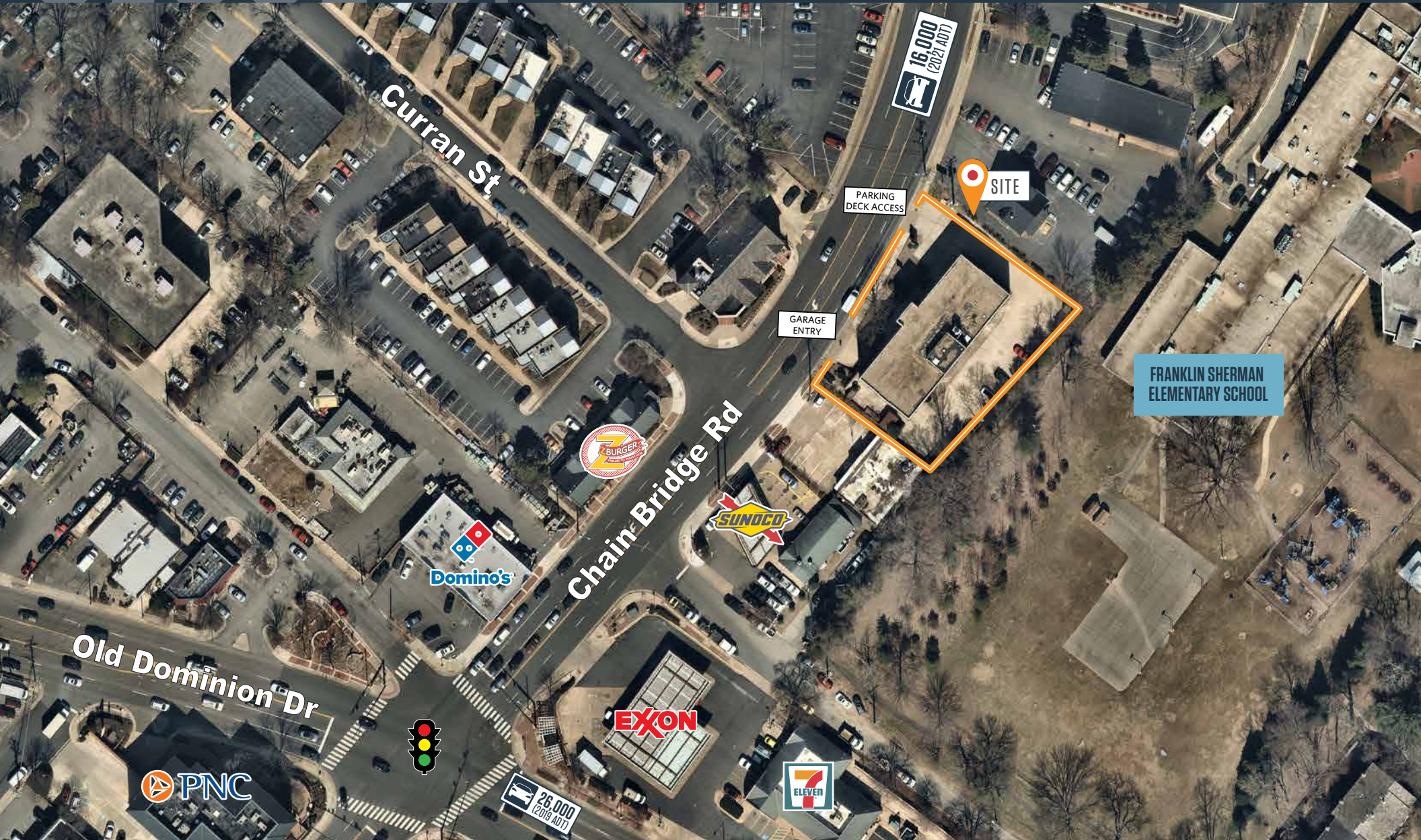
dcheney@klnb.com | 703-268-2703



CLOSE UP

1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

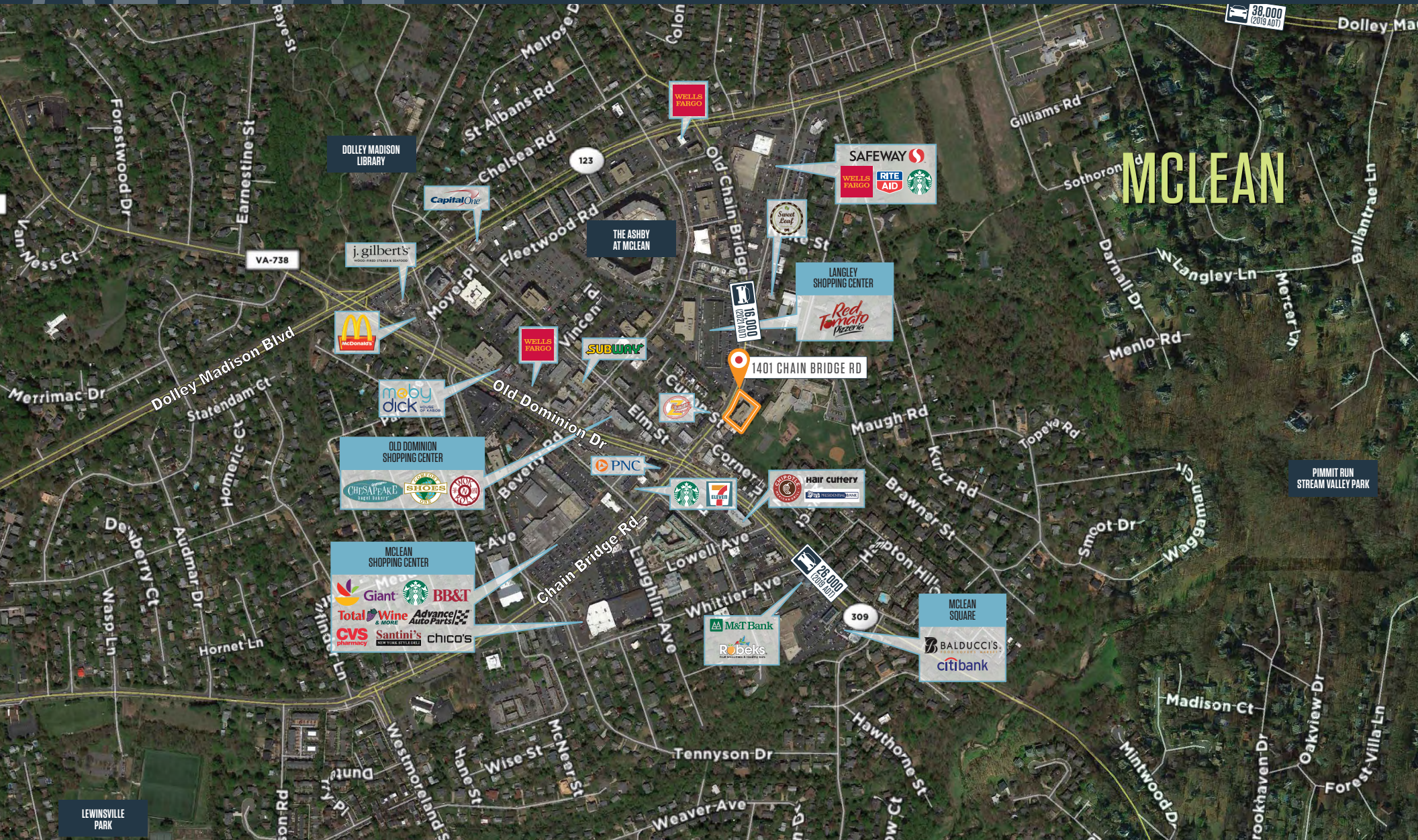
dcheney@klnb.com | 703-268-2703



AERIAL

1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703





1401 CHAIN BRIDGE RD

MCLEAN, VA 22101, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

fmorrill@klnb.com

703-268-2707

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.