



JOIN THESE RETAILERS



COMMERCIAL BUILD-TO-SUIT FOR LEASE

- New BTS opportunity: Up to 3,200 SF pad approved for retail or medical use
- Restaurants and services that cater to the captured daytime population in 1,848,040 SF of office space.
- Fairfax County is the 2nd wealthiest county in the U.S. (Source: U.S. Census Bureau).
- Direct visibility from Route 28 (108,292 ADT), including signage on Route 28.
- Zoned C-6 ("Community Retail Commercial District") and WS Districts.

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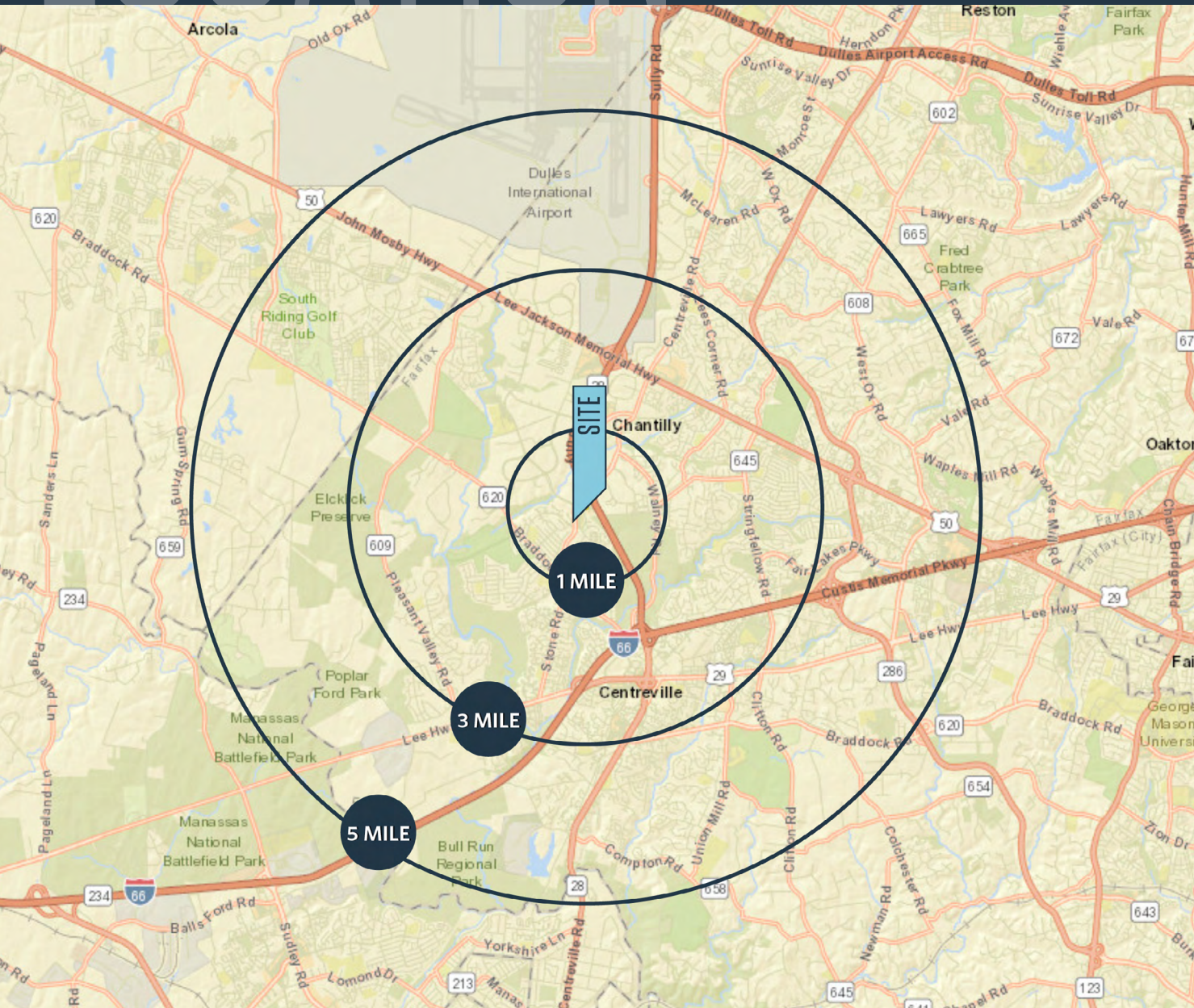
DALLON L. CHENEY

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LOCATION

WESTFIELDS BUILT-TO-SUIT

4993 - 5009 WESTONE PLAZA, CHANTILLY, VA 20151, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
9,599	95,770	205,650
Daytime Population		
11,093	65,715	121,401
Households		
3,324	32,990	70,581
Average HH Income		
\$179,909	\$174,596	\$196,480

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Sully Road (Rt. 28)	108,292 ADT
Westfields Blvd.	37,892 ADT

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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