

COMING SOON!



3,200 SF NEW BTS PAD OPPORTUNITY

JOIN THESE RETAILERS



COMMERCIAL BUILD-TO-SUIT FOR LEASE

- New BTS opportunity: Up to 3,200 SF pad approved for retail or medical use
- Direct visibility from Route 28 (108,292 ADT), including signage on Route 28.
- 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).
- Zoned C-6 ("Community Retail Commercial District") and WS Districts.

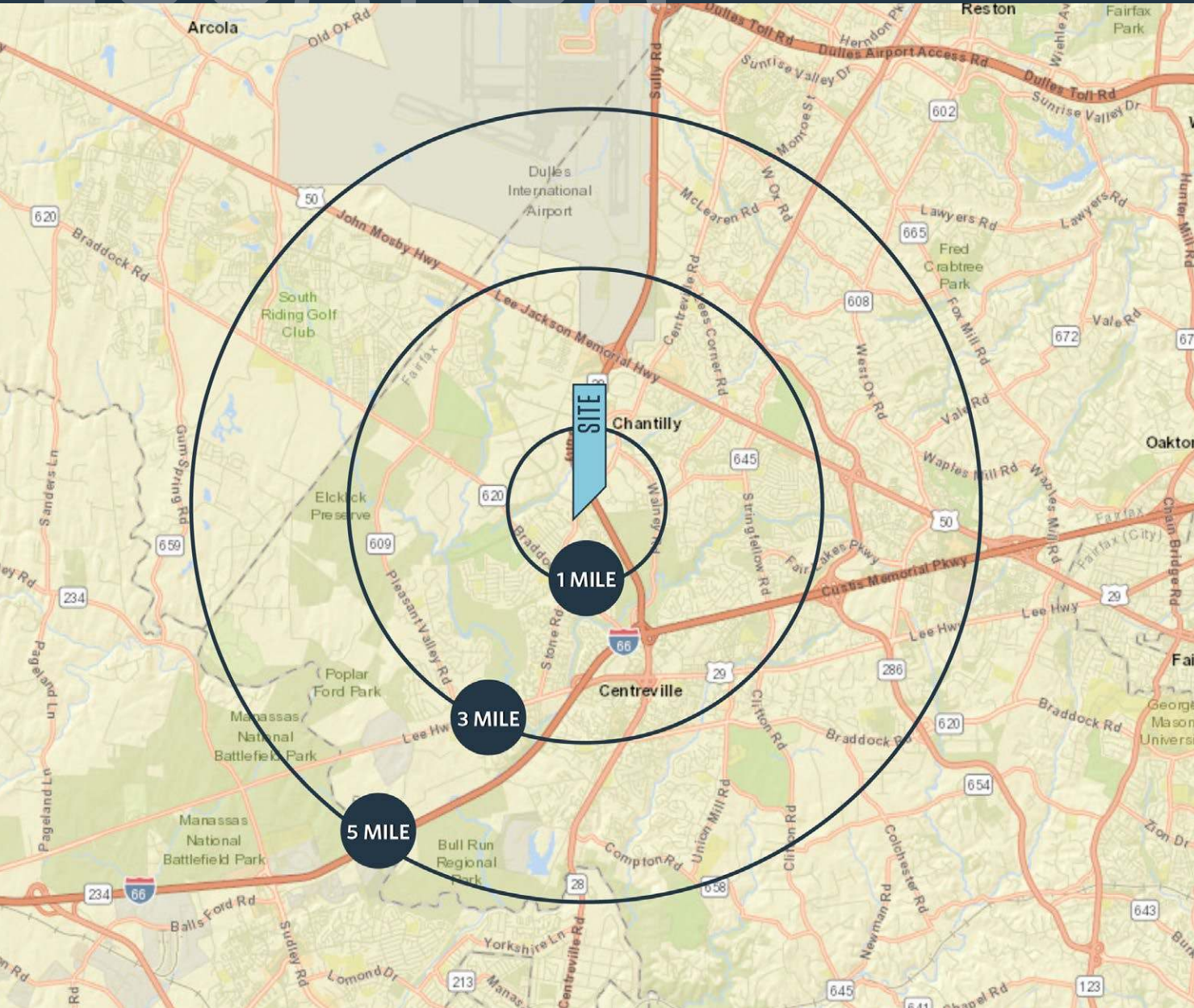
MAI VO
mvo@klnb.com | 703-268-2722

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

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

MAI VO
mvo@klnb.com | 703-268-2722

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



SITE PLAN

WESTFIELDS BUILT-TO-SUIT

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



SULLY STATION

FUN LAND
planet fitness
UNITED STATES POSTAL SERVICE
goodwill

MAI VO
mvo@klnb.com | 703-268-2722

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



AERIAL

WESTFIELDS BUILT-TO-SUIT

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

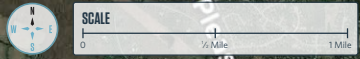


Chantilly
Fairfax County | Virginia

klnb

— Google Earth Pro —
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



MAI VO
mvo@klnb.com | 703-268-2722

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

klnb



WESTFIELDS BUILT-TO-SUIT

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

FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com | 703-268-2722

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com

 facebook.com/KLNB

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

 linkedin.com/company/klnb

 instagram.com/klnbcre

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.