

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 1.7 AC for ground lease with frontage on Lee Rd (20,370 ADT)
- Anchored by Lidl with signalized access
- Shadow anchored by Costco and Target
- Strong daytime employment within excellent trade area
- Delivery Q1 2026

# MARKET

# CHANTILLY CROSSING

14445 CHANTILLY CROSSING LANE, CHANTILLY, VA 20151, FAIRFAX COUNTY



BO GALLES

bgalles@klnb.com | 703-268-2712

JOSH WEINER

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klnb

# CHANTILLY CROSSING

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# SITE PLAN

# CHANTILLY CROSSING

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20,370  
[2022 ADT]

**PAD 2**  
**±0.7 AC**

**PAD 1**  
**±1 AC**



29,999 SF

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**Placer.ai**  
CHANTILLY CROSSING



**5.3M**  
VISITS PER YEAR

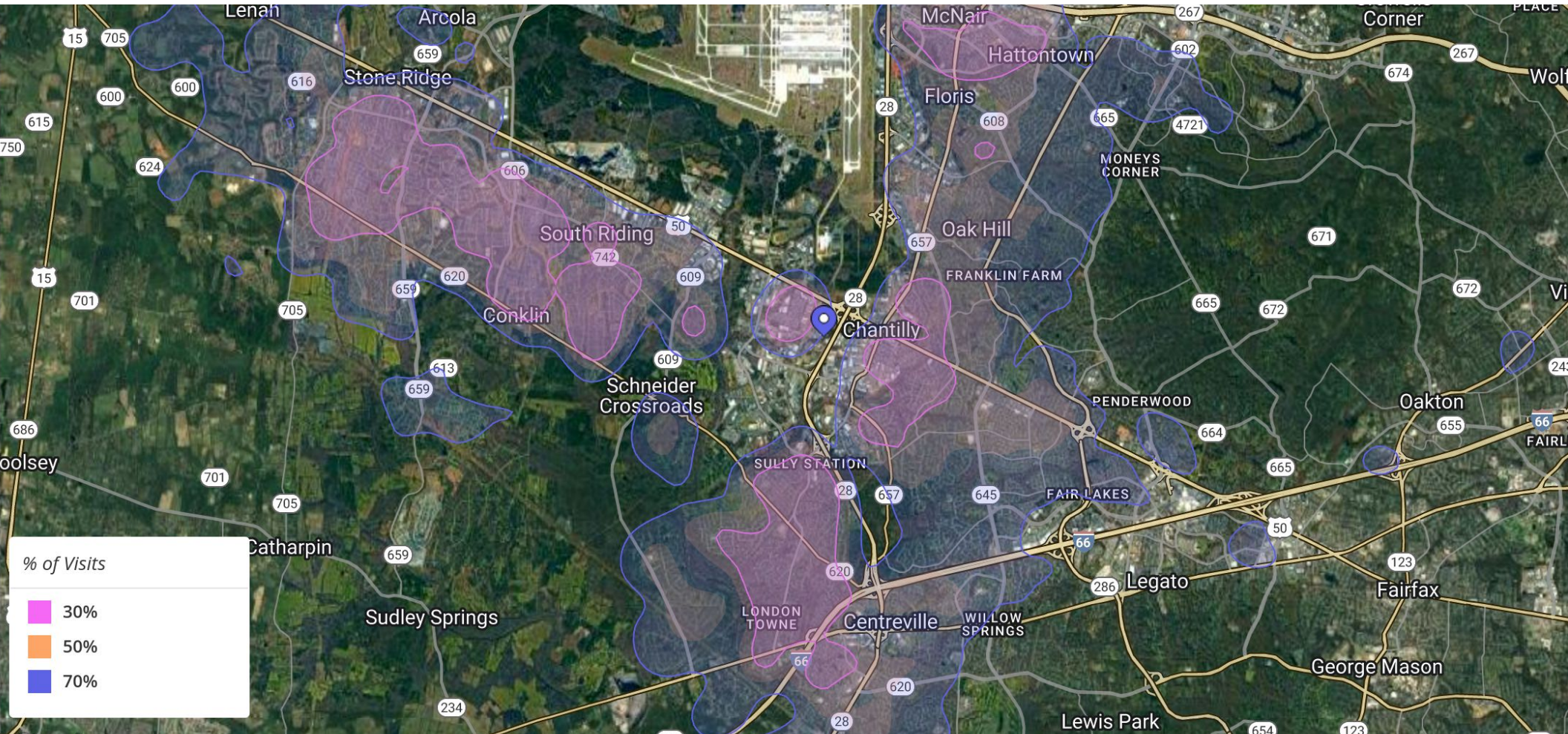


**707,600**  
UNIQUE VISITORS PER YEAR



**7.53**  
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2023 - DECEMBER 31, 2023



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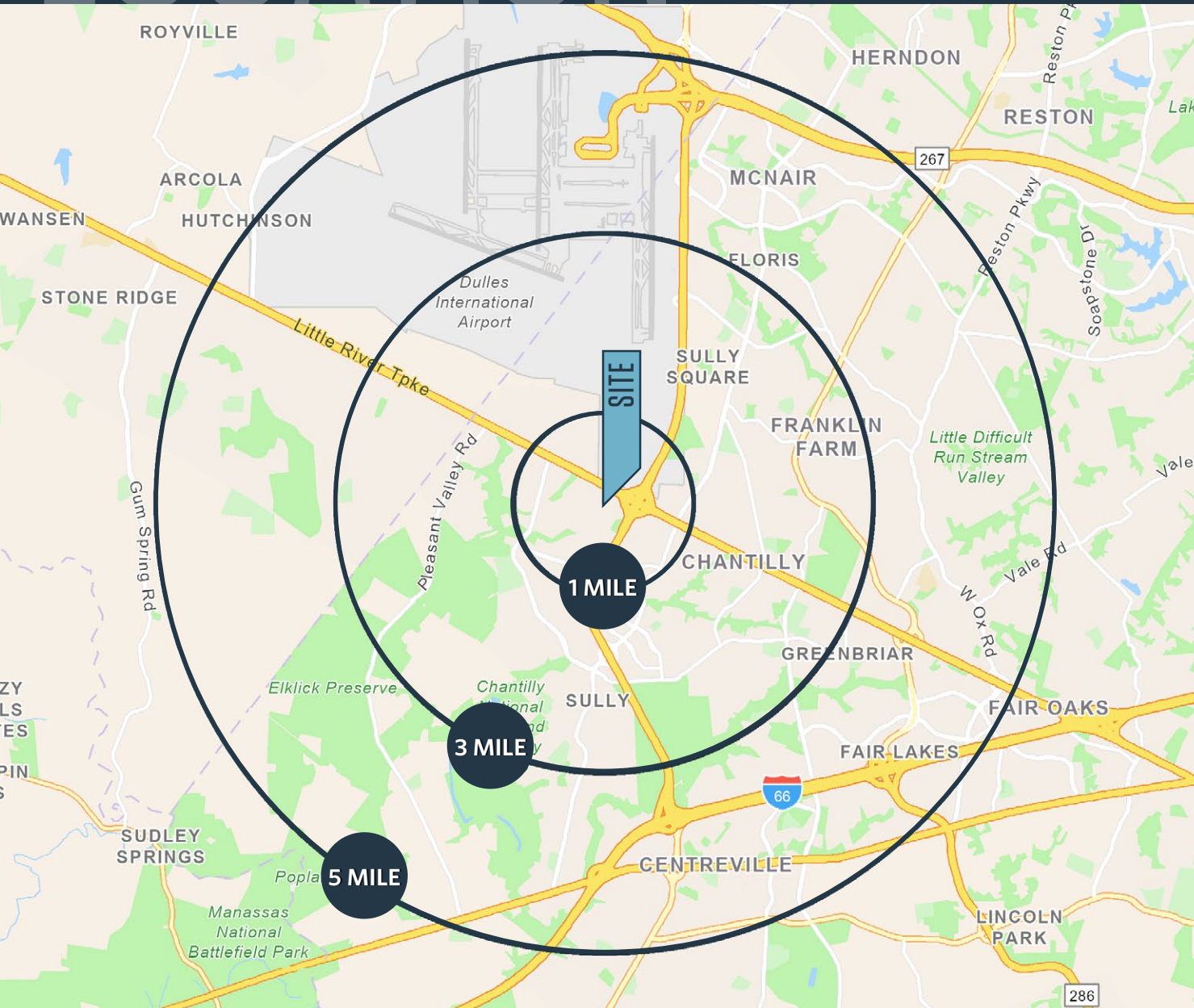
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# LOCATION

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## PROPERTY HIGHLIGHTS:

18,000 Square Feet of Retail Space for Lease

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	2,723	63,750	104,821
Daytime Population	104,821	58,911	140,868
Households	759	20,569	77,950
Average HH Income	\$83,794	\$211,705	\$193,471

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Route 50	71,802 ADT
Lee Rd	20,370 ADT
Route 28	114,955 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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