

COMING SOON!



JOIN THESE RETAILERS



PROPERTY HIGHLIGHTS

- Direct visibility from Route 28 (112,103 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

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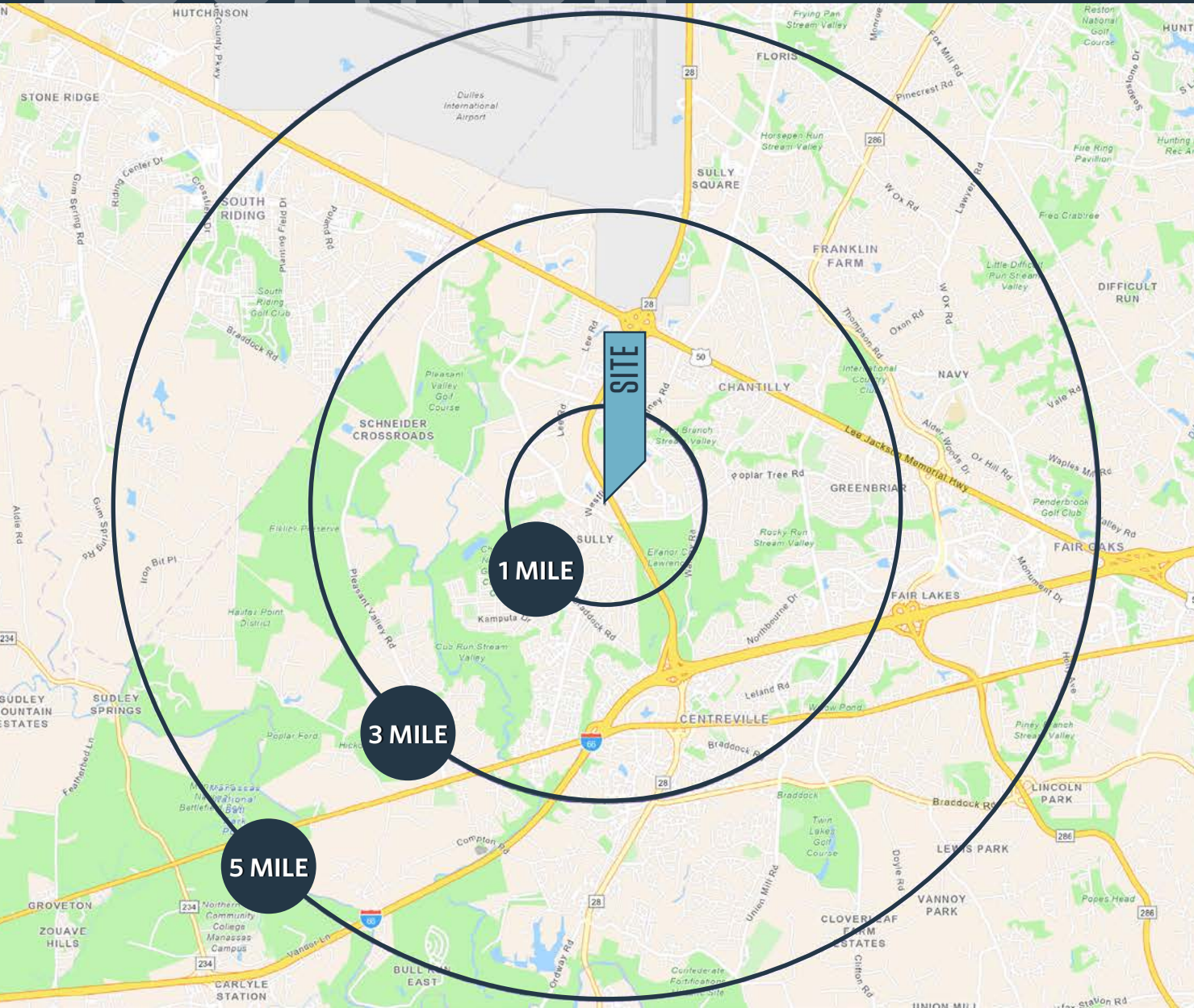
DALLON L. CHENEY

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LOCATION

WESTFIELDS RESTUARANT & RETAIL PARK

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



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	8,698	96,353	208,110
Daytime Population	14,656	68,142	126,475
Households	3,041	32,943	71,022
Average HH Income	\$1195,366	\$189,953	\$213,089

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Sully Road (Rt. 28)	112,103 ADT
Westfields Blvd.	34,893 ADT

SITE PLAN

WESTFIELDS RESTUARANT & RETAIL PARK

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



DISCREET LISTING
CURRENTLY OCCUPIED BY
MOEs
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

DISCREET LISTING
CURRENTLY OCCUPIED BY
Planet Fitness
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

**3,200 SF NEW BUILD-TO-SUIT
PAD OPPORTUNITY**

SIZE	RENT	TIMING OF AVAILABILITY
2,700 SF	"MARKET" (GROSS)	ON OR BEFORE 4/1/26
2,450 SF	"MARKET" (GROSS)	WITHIN 60 DAYS OF SIGNED LEASE

SULLY STATION

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PHOTOS

WESTFIELDS RESTUARANT & RETAIL PARK

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2,700 SF (FRONT)



2,450 SF (FRONT)



2,700 SF (SIDE/BACK - SIGNAGE ON RT 28)



2,540 SF (BACK - SIGNAGE ON RT 28)



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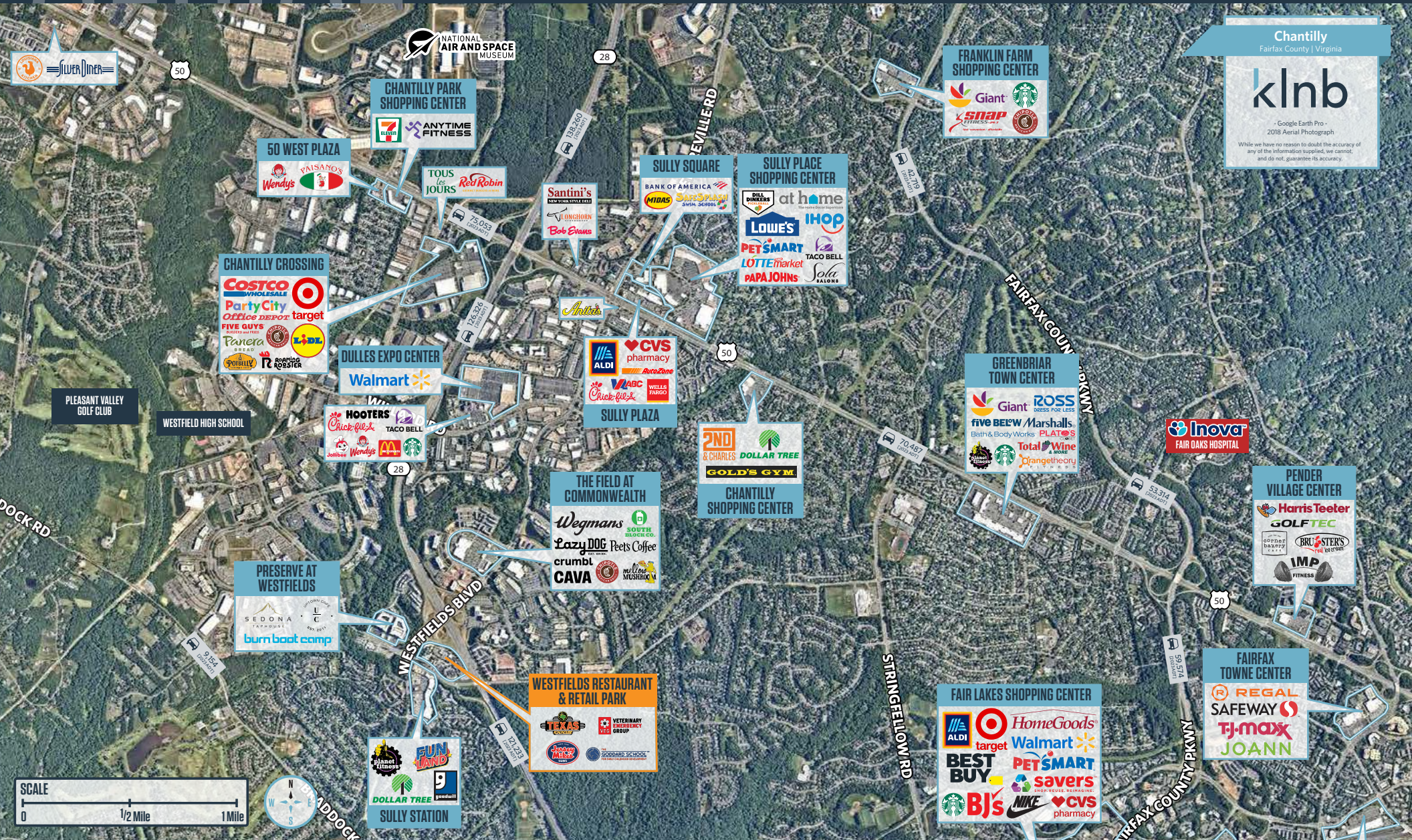
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AERIAL

WESTFIELDS RESTUARANT & RETAIL PARK

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



Chantilly
Fairfax County | Virginia

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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