



## NEARBY RETAILERS



## FOR SALE

- 1.53 acres.
- The property is zoned CC-CC. [Click For Zoning Use Table](#)
- Conditionally approved site plan for 9,400 SF, 12-bay auto service station.
- The market has experienced explosive residential growth since 2010. Average Household incomes of \$252,323 in a 5-mile radius.

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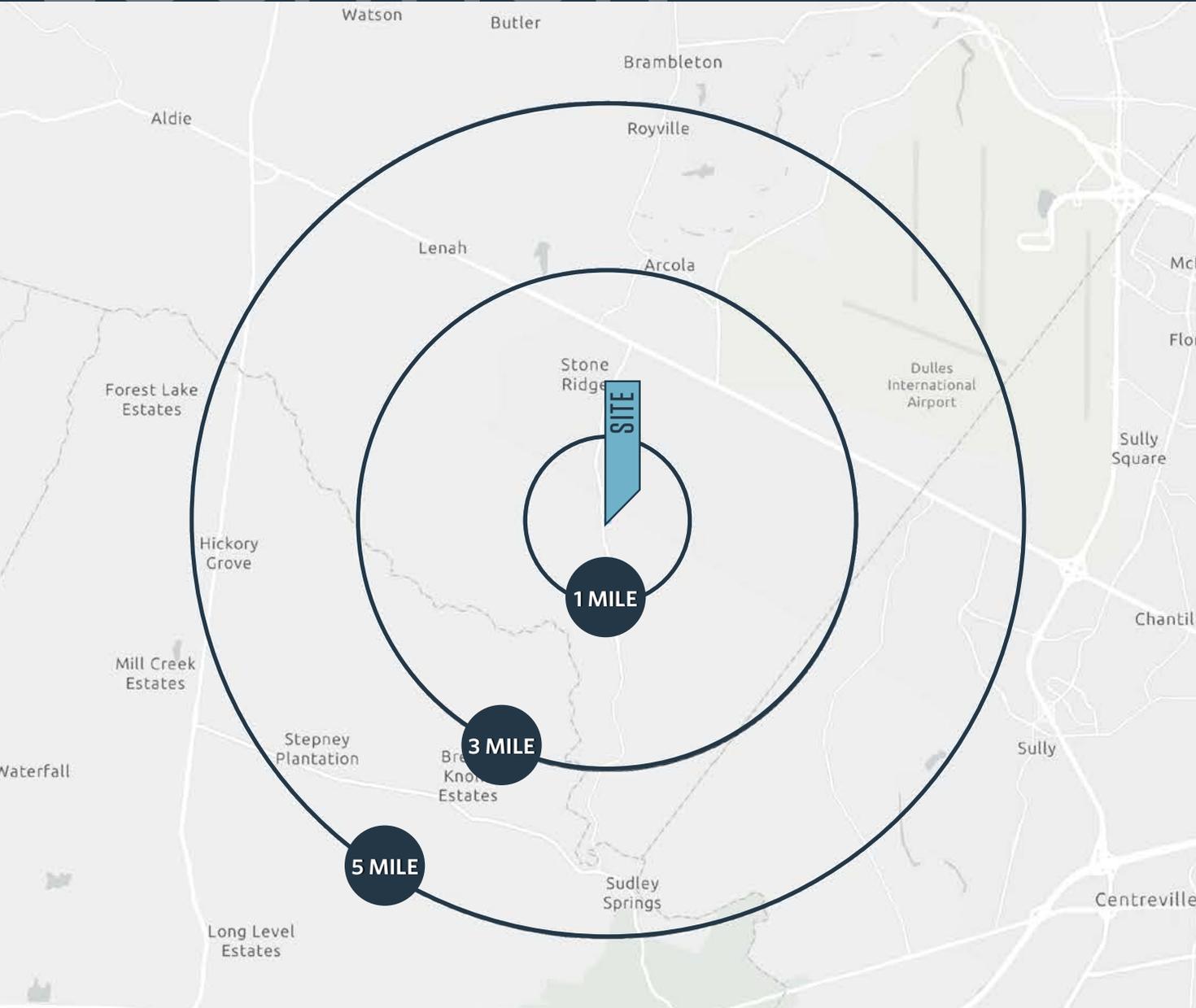
**DALLON CHENEY**

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# LOCATION

# SOUTH RIDING RETAIL PAD

25715 BRANCH RAIL DR, CHANTILLY, VA 20152, LOUDOUN COUNTY



## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
9,868	69,909	114,043
Daytime Population		
8,216	83,695	106,129
Households		
2,784	20,825	34,011
Average HH Income		
\$236,630	\$245,696	\$252,323

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Braddock Road	11,788 ADT
Gum Spring Road	17,037 ADT

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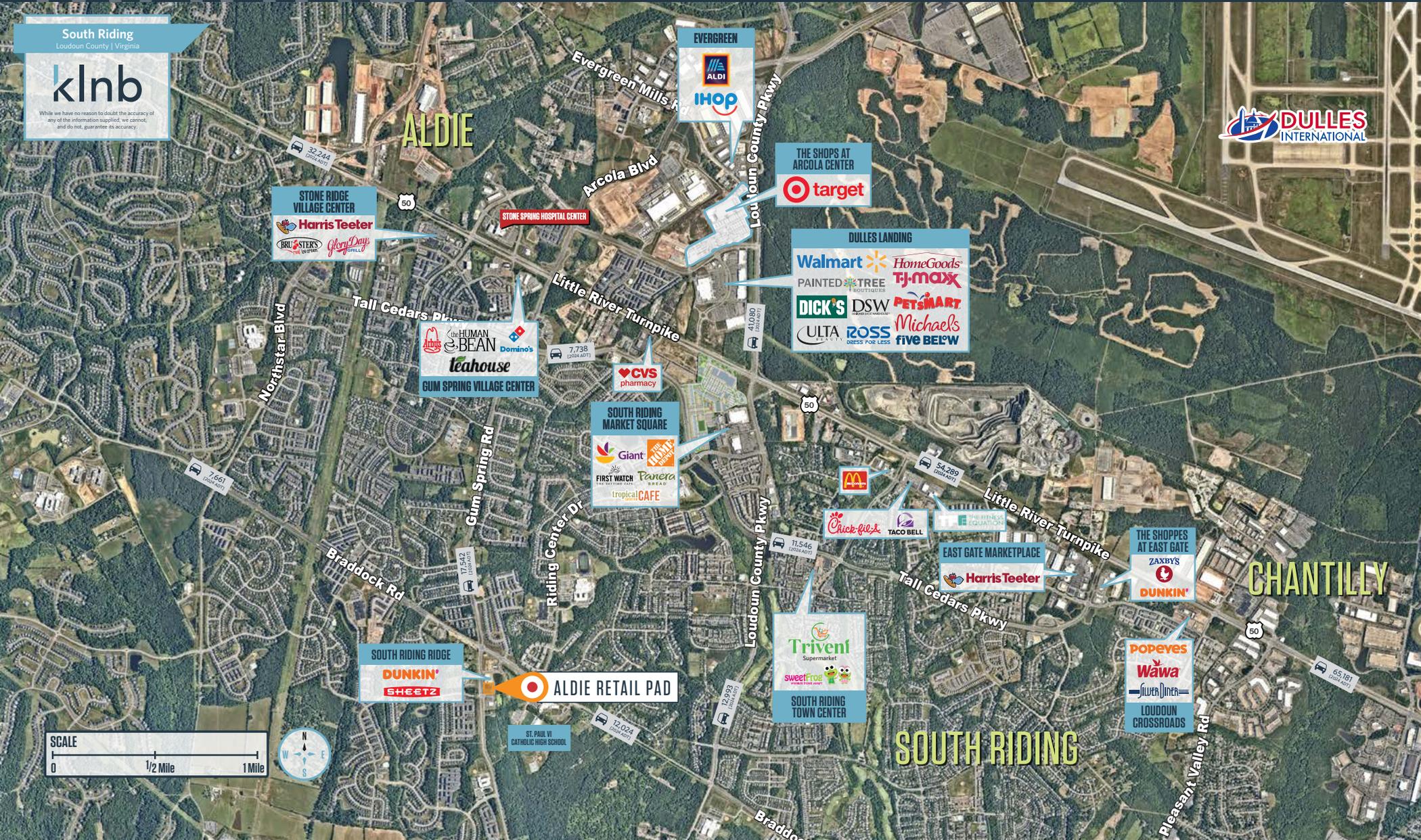
# SOUTH RIDING RETAIL PAD

25715 BRANCH RAIL DR, CHANTILLY, VA 20152, LOUDOUN COUNTY

South Riding  
Loudoun County | Virginia

## klnb

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



# CLOSEUP

# SOUTH RIDING RETAIL PAD

25715 BRANCH RAIL DR, CHANTILLY, VA 20152, LOUDOUN COUNTY



SCALE  
0 500 FT

17,037  
2024 ADT

11,788  
2024 ADT

**DUNKIN'**

**SHEETZ**

**SOUTH RIDING  
RETAIL PAD  
1.53 ACRES**

**MASALA**  
PIZZA & BITEZZ

**YEPPI NAILS**

**KOKEE TEA**

**GUM SPRINGS  
DENTAL CARE**

**ST. PAUL VI  
CATHOLIC HIGH SCHOOL**

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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