WESTFIELDS RESTAURANT & RETAIL PARK

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



JOIN THESE RETAILERS

TEXAS ROADHOUSE · Jersey Mike's Subs · BeanTree Learning · Chay · The Goddard School for Early Childhood Development · Veterinary Emergency Group · Hyatt Place

PROPERTY HIGHLIGHTS

- **Direct visibility from Route 28 (103,672 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

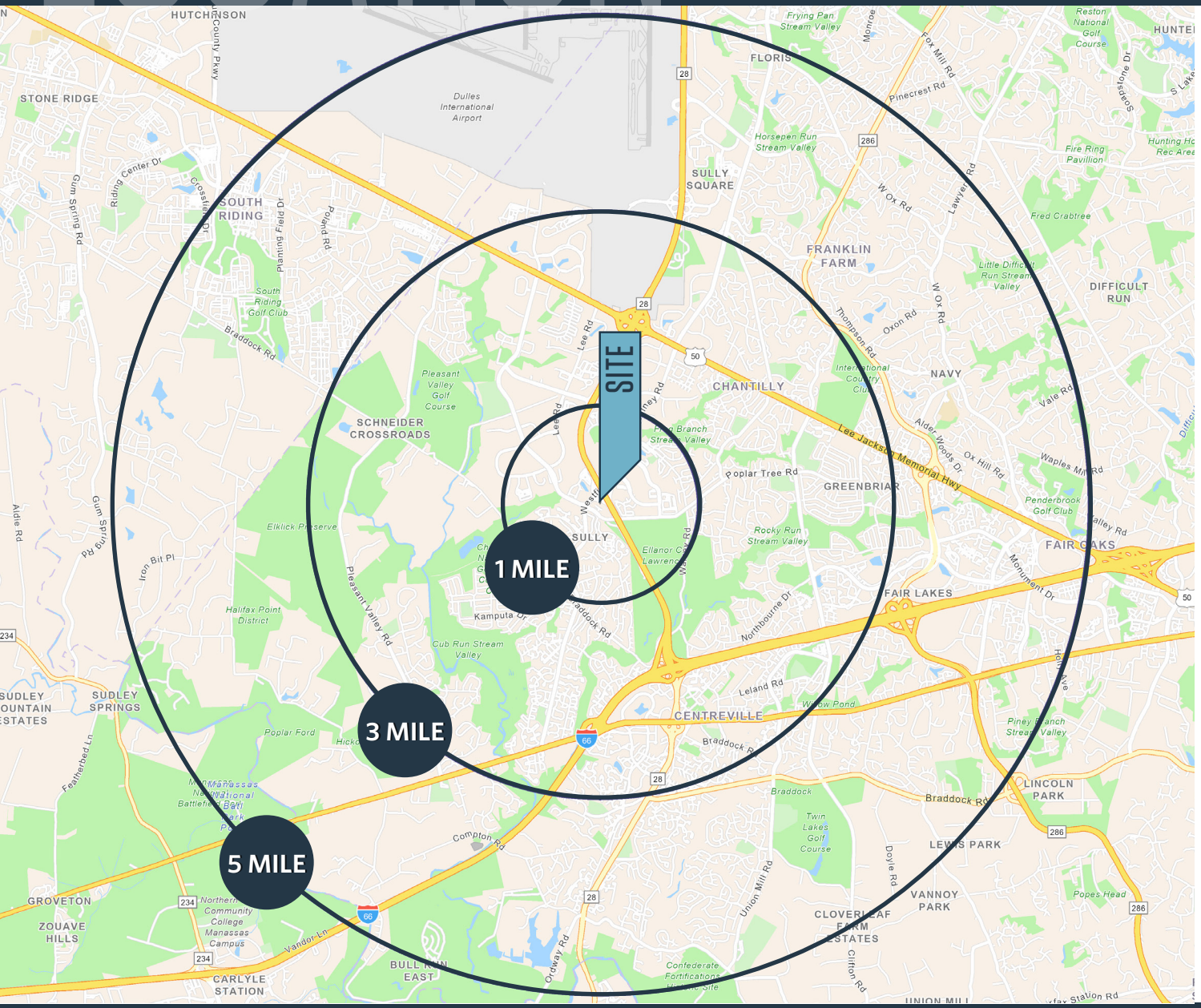
DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb.com

LOCATION

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DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	12,354	99,038	210,383
Daytime Population	15,646	67,257	126,901
Households	4,245	33,813	71,837
Average HH Income	$208,868	$191,706	$214,614

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Sully Road (Rt. 28)	103,672 ADT
Westfields Blvd.	37,050 ADT

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SITE PLAN

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SIZE	RENT	TIMING OF AVAILABILITY
1,870 SF	"MARKET" (GROSS)	WITHIN 60 DAYS OF SIGNED LEASE
2,504 SF (2ND GEN. RESTAURANT W PATIO)	"MARKET" (GROSS)	WITHIN 30 DAYS OF SIGNED LEASE

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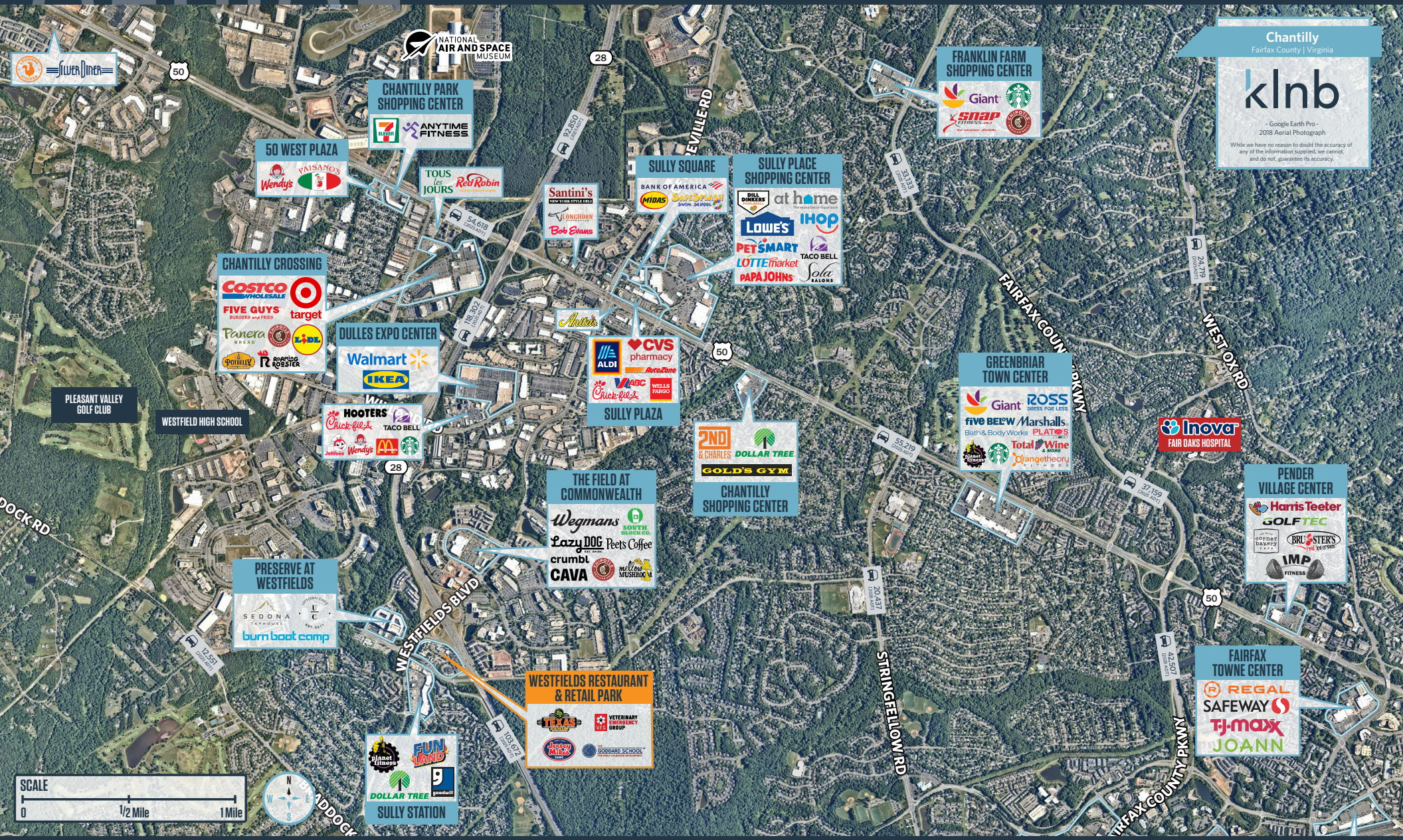
DALLON L. CHENEY
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klnb

AERIAL

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klnb

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

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CLICK TO VIEW PROPERTY WEBSITE

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