# 3970 CORSAIR CT

Chantilly, VA 20151
Fairfax County




## NEARBY RETAILERS

COSTCO WHOLESALE · Chick-fil-A · LOWE'S · ALDI · Walmart · IKEA · Santini's NEW YORK STYLE DELI · extended STAY AMERICA · WINGATE BY WYNDHAM

## LAND FOR SALE

- Rare Pad Sites Available for Sale.
- 2.09 acres and 1.19 acres (can be sold together or separately, Total: 3.28 acres).
- Conveniently located off the cloverleaf at Rt. 50 (Lee Jackson Memorial Hwy) & Rt. 28 (Sully Rd).
- Zoning: C-8 Highway Commercial District (Fairfax County, use table here).

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**Jeff Tarae**
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## CLOSE-UP AERIAL




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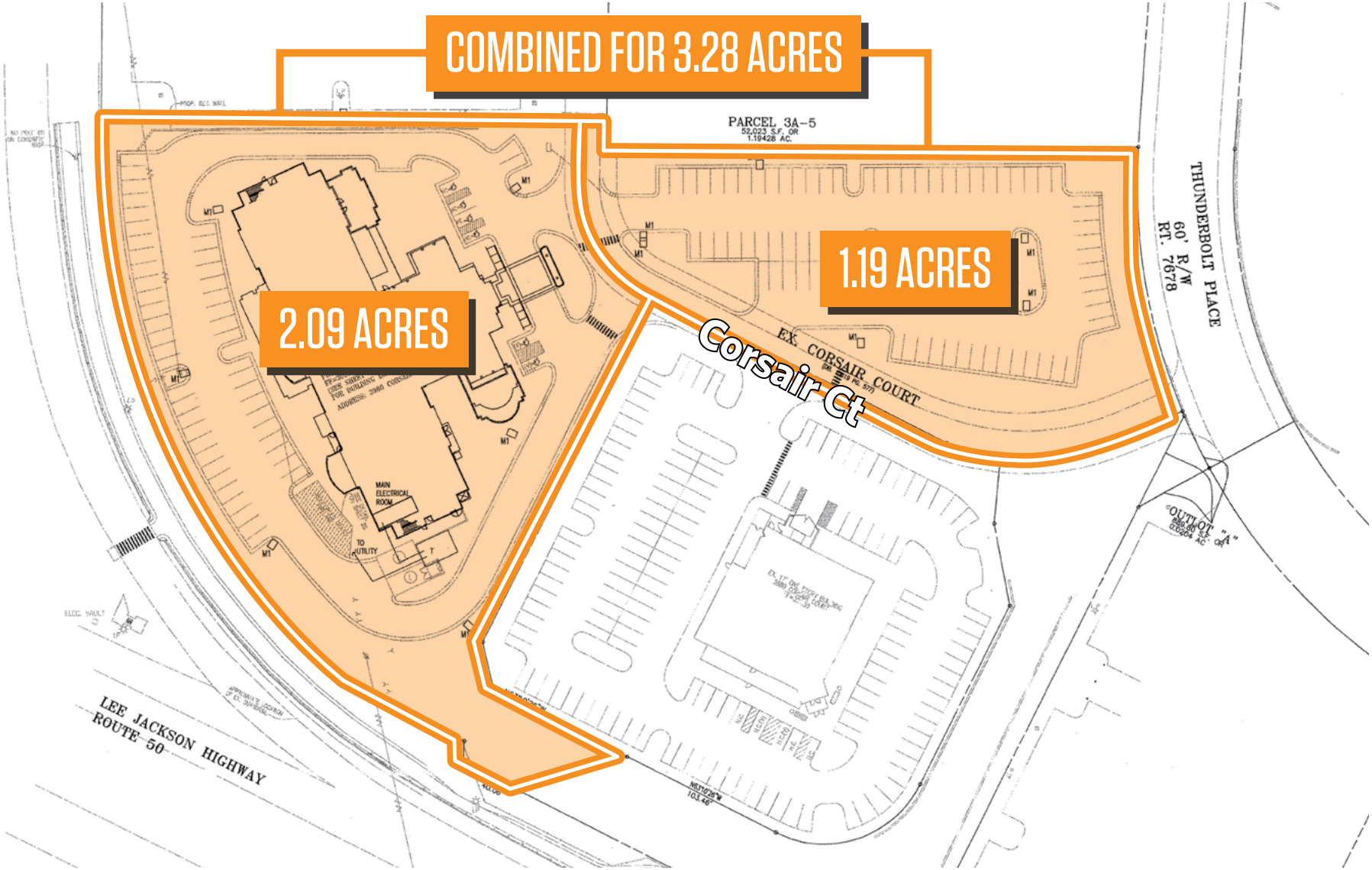
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## CONCEPTUAL PLAN




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## MARKET AERIAL




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## LOCATION




## DEMOGRAPHICS | 2026:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 7,622 | 70,761 | 244,354 |
| Daytime Population | 15,705 | 65,991 | 152,997 |
| Households | 2,449 | 23,043 | 85,784 |
| Average HH Income | $165,122 | $229,612 | $208,509 |

CLICK TO VIEW DEMOGRAPHIC REPORT

## TRAFFIC COUNTS | 2025:

| | |
|---|---|
| Route 50 | 57,115 ADT |
| Route 28 | 92,852 ADT |

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CLICK TO VIEW PROPERTY WEBSITE

## For More Information, Please Contact:


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