



PROJECT FACTS

GLA: 102,750 SF

- ▶ Gold's Gym and 2nd & Charles (BAM) recently joined the center, opening 2Q 2018 & 1Q 2019 respectively
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ Located minutes from Washington Dulles International Airport and INOVA Fair Oaks Hospital
- ▶ Center boasts a signalized entrance on heavily traveled Route 50

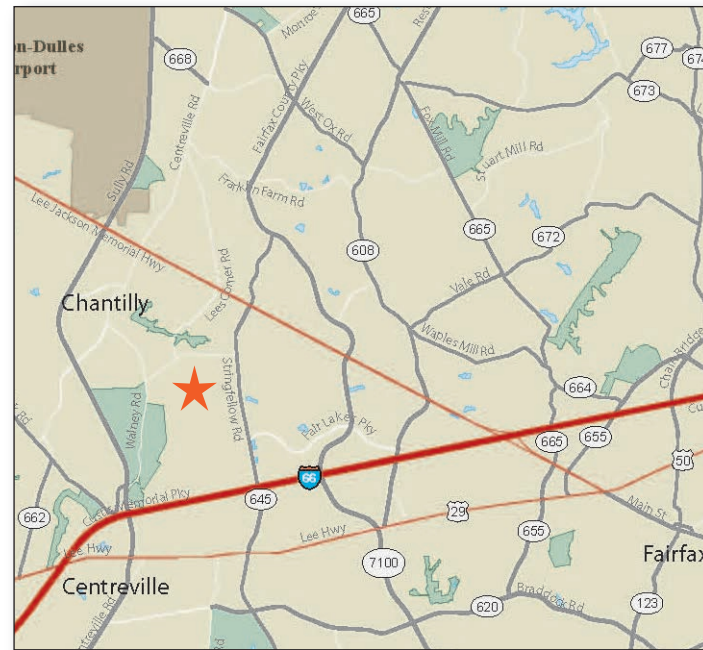
FEATURED TENANTS

Gold's Gym, 2nd & Charles, Advance Auto, Dollar Tree

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	17,290	\$148,645	5,642
3 mile	88,907	\$184,800	30,487
5 mile	251,045	\$167,408	89,470

2020 ESRI



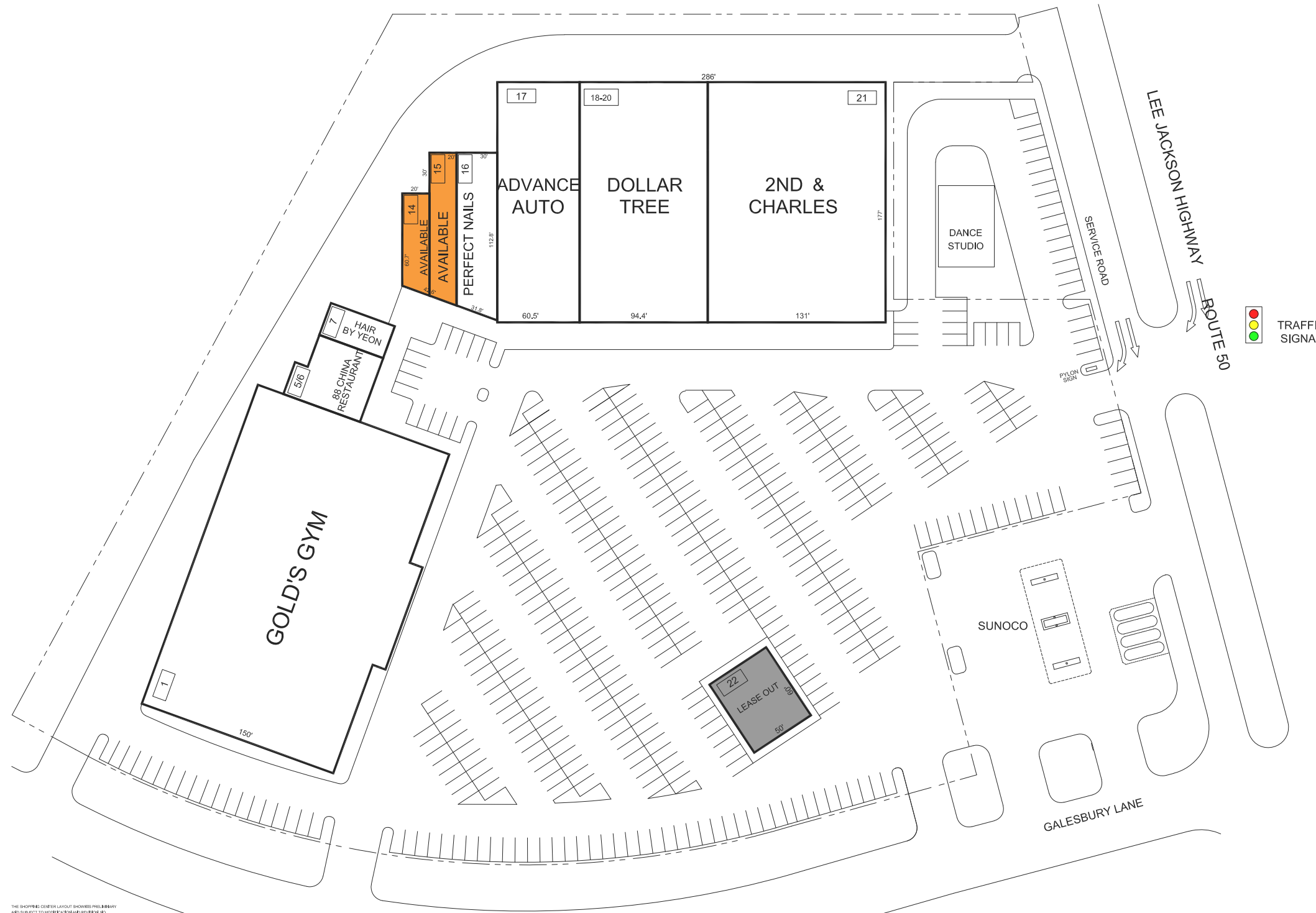
LOCATION
Route 50 & Galesbury Lane - Chantilly, VA

LEASING CONTACT
Akiel Pyant
202.736.2804 | APyant@combined.biz



CHANTILLY PLAZA

CHANTILLY, VIRGINIA

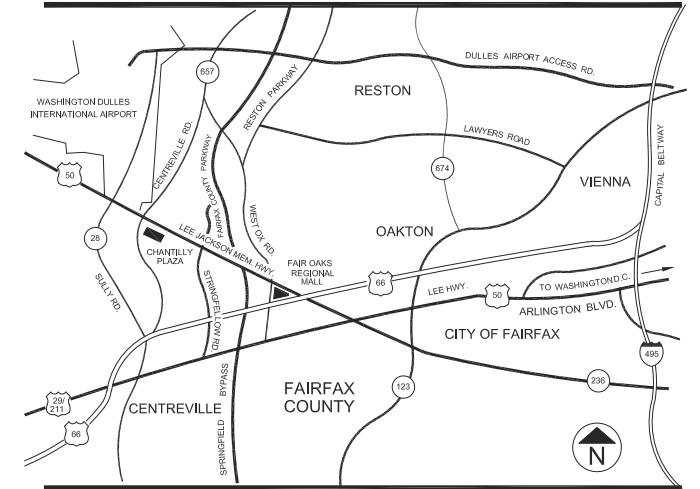


LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWS THE BUILDING AND SUBJECT TO REVISIONS IN THE FIELD AND REPRESENTATIONS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, ALIENATED OR OTHERWISE MODIFIED AND THE LANDSCAPE AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE



TENANT ROSTER

1	GOLD'S GYM	37,896 SF
5-6	88 CHINA RESTAURANT	2,750 SF
7	HAIR BY YEON	1,250 SF
14	AVAILABLE	1,444 SF
15	AVAILABLE	2,186 SF
16	PERFECT NAILS	3,545 SF
17	ADVANCE AUTO	10,768 SF
18-20	DOLLAR TREE	14,510 SF
21	2ND & CHARLES	25,401 SF
22	LEASE OUT	3,000 SF

PARKING PROVIDED =

PARKING REQUIRED =

GLA AS PER RENT ROLL = 102,750 SF

ZONED = C-6

REV. DATE = MAR 2021

CHANTILLY PLAZA

LEE JACKSON MEMORIAL HWY. & GALESBURY LANE
CHANTILLY, VIRGINIA 22021



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013