



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

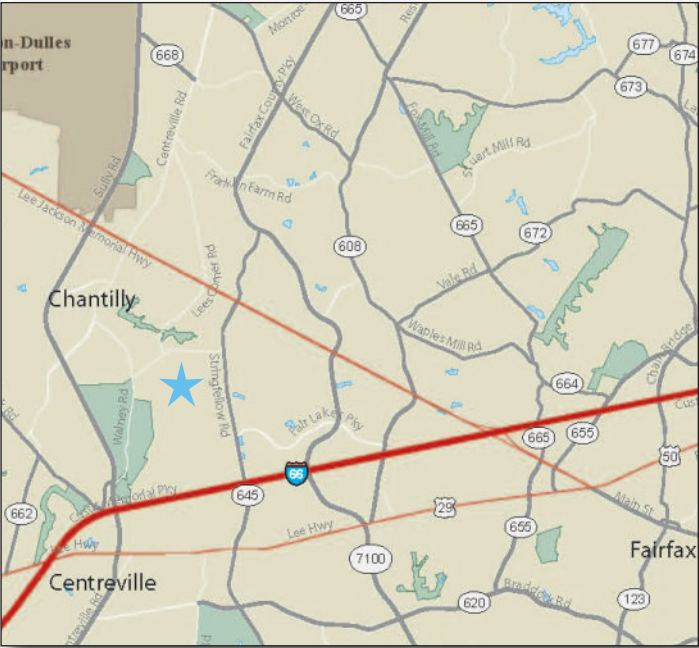
FEATURED TENANTS

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

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	17,387	\$170,634	5,661
3 mile	89,758	\$209,455	30,563
5 mile	256,843	\$188,202	91,767

2023 ESRI



LOCATION
Route 50 & Galesbury Lane - Chantilly, VA

LEASING CONTACT
David Paik
202.736.2804 | DPaik@combined.biz



CHANTILLY PLAZA

CHANTILLY, VIRGINIA

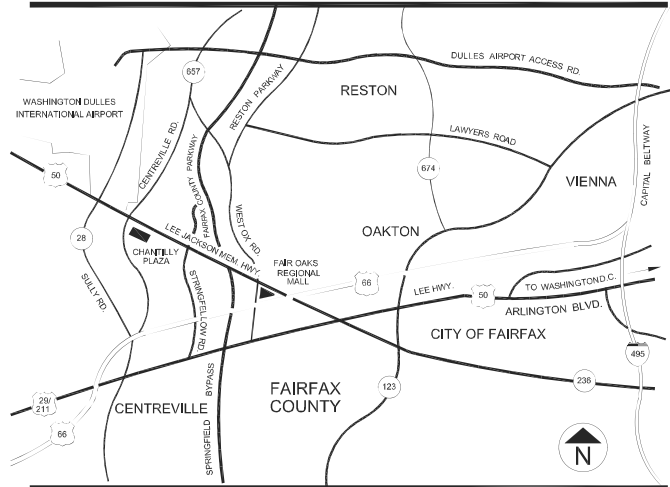


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. REPRESENTATIONS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ARE SUBJECT TO CHANGES. APPROVAL OF ALL GOVERNMENTAL AUTHORITIES, INCLUDING BUILDING DEPARTMENT, MUST BE OBTAINED BEFORE ANY CONSTRUCTION OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE MODIFIED, ADDED OR CHANGED. THE LAYOUT AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE

LEASING PLAN



TENANT ROSTER

1	GOLD'S GYM	37,896 SF
5-6	FUTURE AVAILABLE	2,750 SF
7	TN BEAUTY	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	FUTURE AVAILABLE	25,401 SF
22	PUPATELLA PIZZA	3,000 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	102,750 SF
ZONED =	C-6
REV. DATE =	JAN 2024

CHANTILLY PLAZA

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



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013