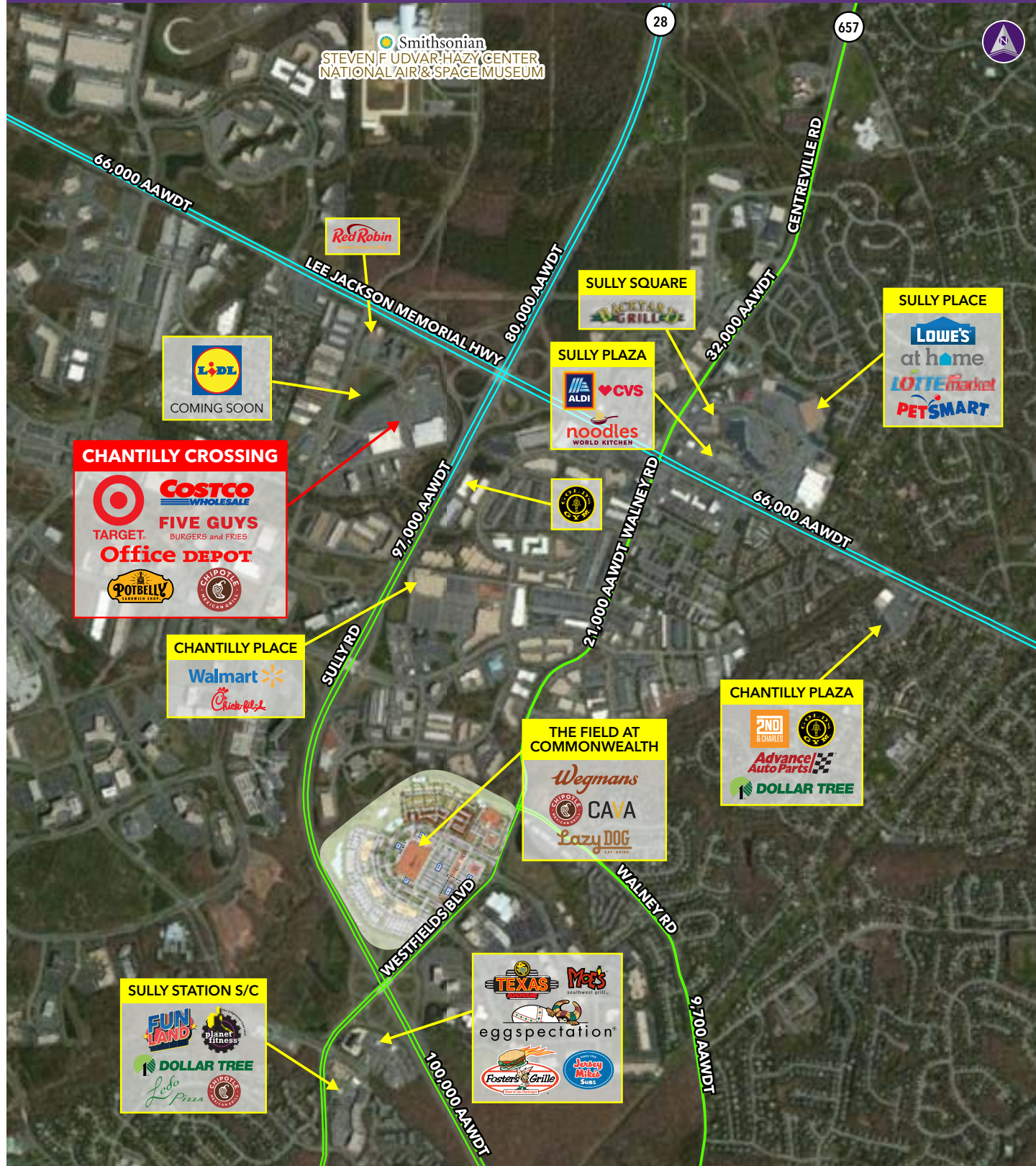


**CHANTILLY CROSSING ■ CHANTILLY, VA**



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

**Chantilly Crossing**

14392-14416 CHANTILLY CROSSING LANE | CHANTILLY, VA 20151

**2ND GENERATION RESTAURANT SPACES AVAILABLE (2,725-4,800 SF)**

**2ND GENERATION HAIR SALON AVAILABLE (1,500 SF)**

**RETAIL SPACE AVAILABLE (1,600 SF)**



**Property Highlights**

- Anchored by **COSTCO WHOLESALE**, **TARGET**, **LIDL**
- Located at the intersection of Route 50 and Route 28
- Over 77,000 vehicles pass the site weekly
- Household incomes of over \$185,000 within three miles
- Great co-tenancy including:



**Demographics (2022 Estimated)**

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 3,706     | 63,767    | 227,447   |
| Average HH Income  | \$120,882 | \$212,518 | \$189,985 |
| Daytime Population | 15,431    | 84,889    | 238,946   |

**Please Contact**

|   |  |
|---|--|
| <b>Sebastian Restifo</b><br>240.482.3602 (direct)<br>301.656.3030 (office)<br>srestifo@hrretail.com | <b>Geoffrey Mackler</b><br>240.482.3616 (direct)<br>410.627.3636 (cell)<br>gmackler@hrretail.com |
|---|--|



# CHANTILLY CROSSING ■ CHANTILLY, VA

| Space # | Tenant Name                                     | GROSS FLOOR AREA (SF) |
|---------|---|-----------------------|
| 1       | Amity Halal                                     | 1,400                 |
| 2       | America's Best Contacts and Eyeglasses          | 2,800                 |
| 3       | Office Depot                                    | 18,000                |
| 4       | Party City                                      | 12,000                |
| 5       | AVAILABLE (2nd Gen Hair Salon)                  | 1,500                 |
| 6       | Nik Family & Cosmetic Dentistry                 | 2,000                 |
| 7       | Shapes Salon & Day Spa                          | 3,000                 |
| 8       | Northwest Federal Credit Union                  | 2,640                 |
| 9       | Five Guys                                       | 2,250                 |
| 10      | Panera Bread                                    | 2,250                 |
| 11      | 7-Eleven  | 3,000                 |
| 12      | Wells Fargo                                     | 4,025                 |
| 13      | Chipotle  | 2,499                 |
| 14      | Sushi Queen                                     | 4,400                 |
| 17      | UNDER NEGOTIATION                               | 1,600                 |
| 18      | Perfect Nails                                   | 1,200                 |
| 19-20   | AVAILABLE (2nd Gen Restuarant)                  | 4,355                 |
| 21      | XO Pups   | 2,725                 |
| 22      | Potbelly Sandwich Shop                          | 2,000                 |
| 23      | Roaming Rooster                                 | 1,600                 |
| 24      | AVAILABLE (can be demised) (2nd Gen Restaurant) | 4,800                 |
| 25      | Costco  |                       |
| 26      | Target  |                       |
| TOTAL   |   | 80,044                |

