

DULLES EXPO SHOPPING CENTER

4320 Chantilly Shopping Center
Chantilly, VA 20151



FOR LEASE

1,700 SF
1,940 SF
2,060 SF



HIGHLIGHTS:

- High-volume regional shopping center with over 269,000 SF of retail
- Dulles Expo holds over 60 events annually that attract more than 800,000 people
- Strong office density with over 8.2 MSF of existing space in a 1.5-mile radius
- Excellent visibility along Route 28 (103,000 AADT)
- Future development opportunity for over 100,000 SF of retail space
- Great space for a burger restaurant, fitness use, pizza restaurant, or optometrist
- Join other national tenants:



2016 TRAFFIC COUNT

Route 28: 103,000 AADT

DEMOGRAPHICS*



	1-mile	2-miles	3-miles
Population	5,476	28,231	68,924
Households	1,756	8,877	21,528
Median HH Income	\$75,461	\$126,974	\$145,866
Daytime Population	15,058	45,122	64,276

*Demographics are 2016 Estimates
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For More Information, Please Contact:

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MARKET AERIAL

DULLES AIRPORT

MCLEAREN SQUARE
FOOD LION
CVS

UDVAR-HAZY AIR & SPACE MUSEUM

SULLY PLAZA
ALDI
CVS

SULLY PLACE SHOPPING CENTER
Lowe's
PETSMART
LOTTE
BABIES'R US

LONGHORN
Bob Evans
Santini's

CHANTILLY AUTO PARK

CHANTILLY CROSSING
TARGET
COSTCO WHOLESALE
Office DEPOT
Famchi's Diner
RED ROBIN
CHIPOTLE

LEE JACKSON STATION

LUMBER LIQUIDATORS
COLLEGE

CHANTILLY PLAZA
STAPLES Advance! Auto Parts!
DOLLAR TREE
Stain Mart
Fashion and Quality. Always at discount prices.

DULLES EXPO SHOPPING CENTER
Walmart
D

COMMONWEALTH CENTRE
(Future Development)
Wegmans
helping you make great meals easy

SULLY STATION
Good Fortune Supermarket
SHERWIN-WILLIAMS
DOLLAR TREE
CHIPOTLE

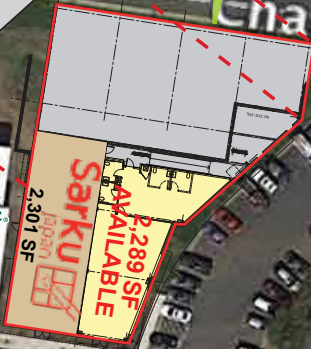
Dulles EXPO Center

Walmart



SECOND FLOOR RETAIL-AT GRADE

- 1,805 SF
- 1,835 SF
- 1,906 SF
- 1,315 SF



FIRST FLOOR RETAIL-AT GRADE

Holiday Inn

the Greene Turtle SPORTS BAR & GRILLE

Chick-fil-e COMING SOON

SUNOCO



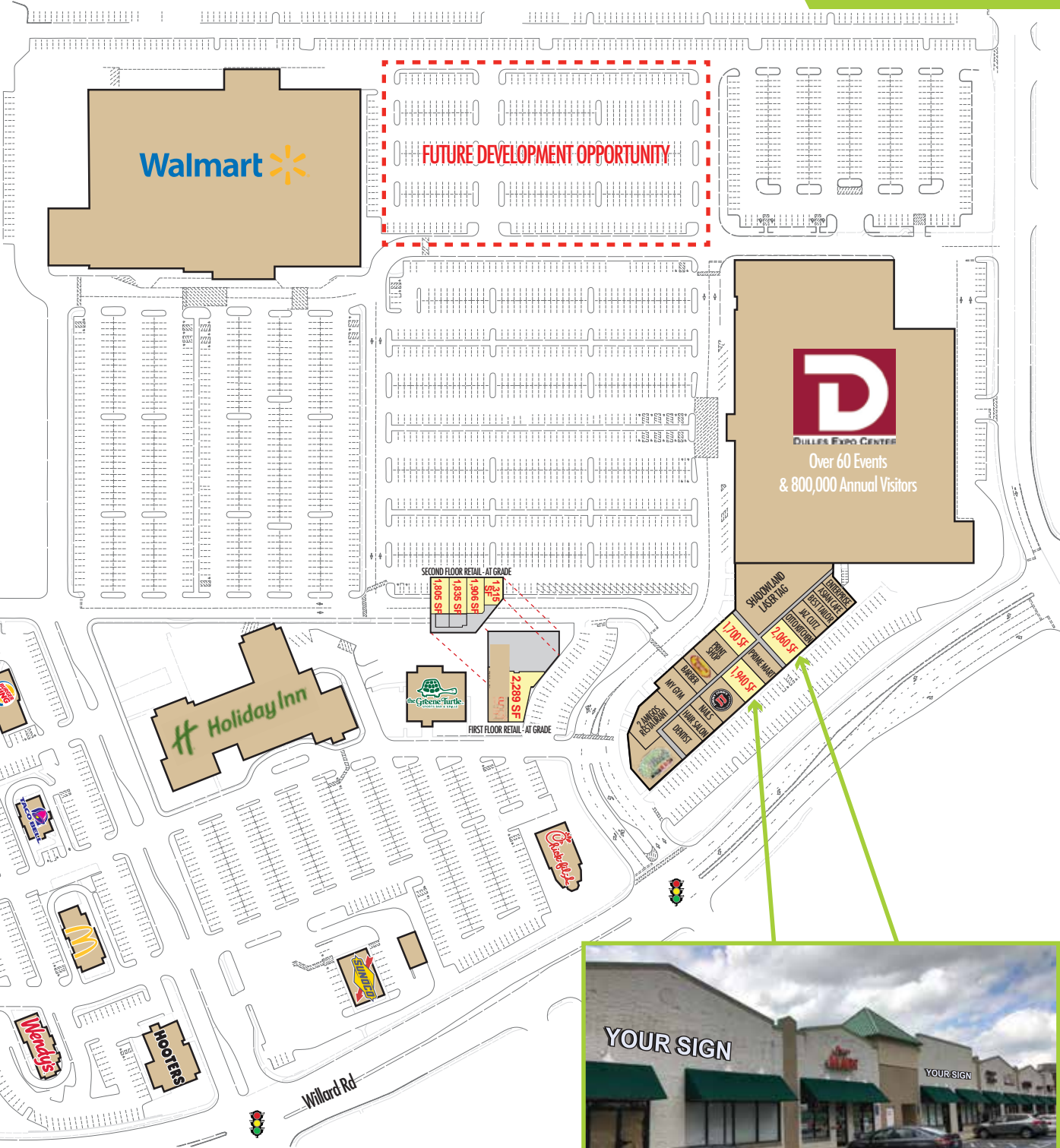
15,000 AADT



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SITE PLAN



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy. Site Plan is not to scale and is strictly for informational purposes only.

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