

DULLES EXPO SHOPPING CENTER

4299 Chantilly Shopping Center
Chantilly, VA 20151

**FOR
LEASE**

**1,030 -
9,200 SF**
In-line
6,664 SF
Built-Out
Restaurant



HIGHLIGHTS:

- High-volume regional shopping center with over 269,000 SF of retail
- Dulles Expo holds over 60 events annually that attract more than 1 million people
- Strong office density with over 8.2 MSF of existing space in a 1.5-mile radius
- Excellent visibility along Route 28 (104,000 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:



Dulles EXPO Center



2019 TRAFFIC COUNT

Route 28: 104,000 AADT



DEMOGRAPHICS*

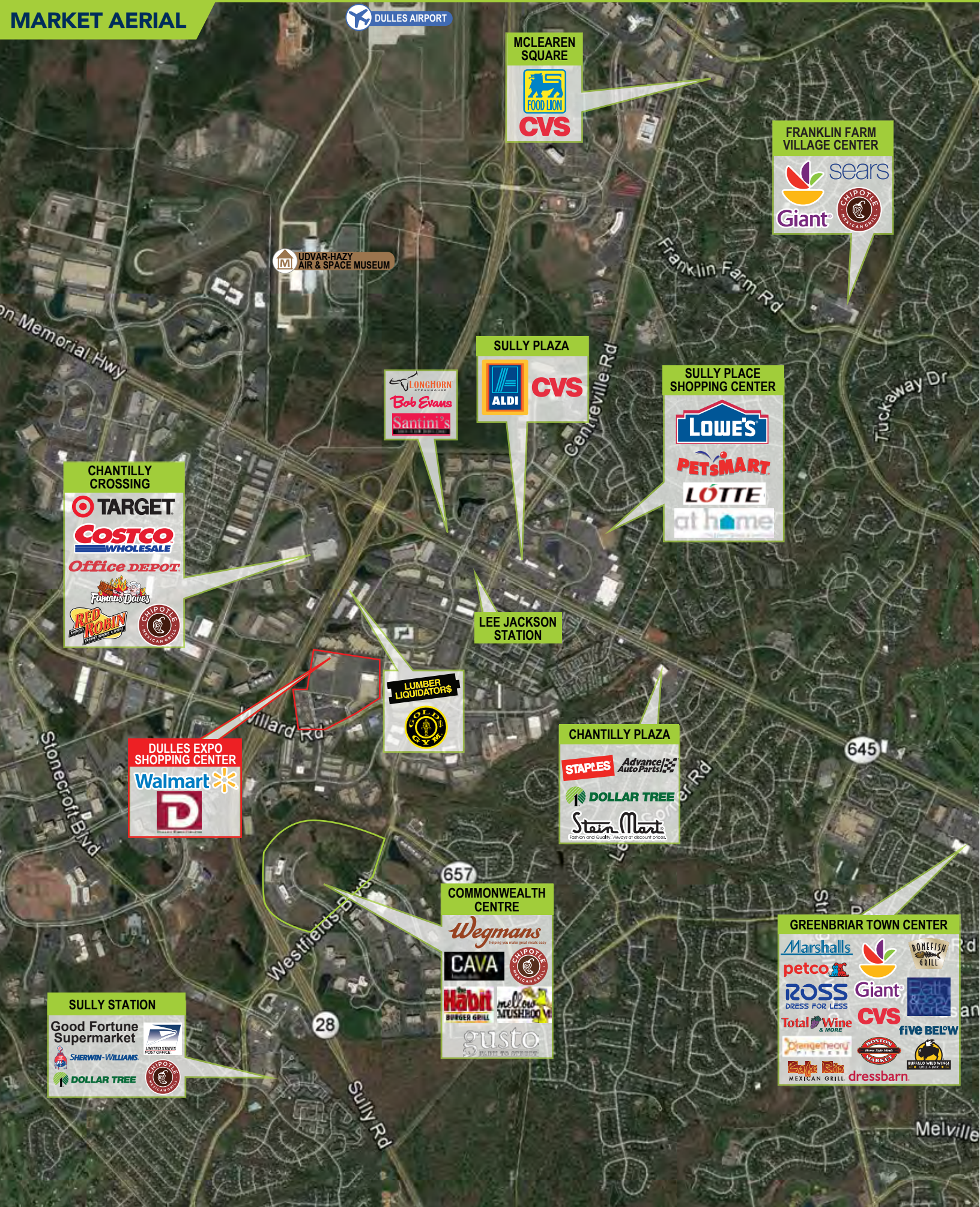
	1-mile	2-mile	3-mile
Population	5,476	28,231	68,924
Households	1,756	8,877	21,528
Median HH Income	\$75,461	\$126,974	\$145,866
Daytime Population	15,058	45,122	64,276

*Demographics are 2019 Estimates © 2019 SITES USA, INC.

Interested in more information? Please Contact:

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MARKET AERIAL



DULLES AIRPORT

MCLEAREN SQUARE
FOOD LION
CVS

FRANKLIN FARM VILLAGE CENTER
sears
Giant
CHIPOTLE MEXICAN GRILL

UDVAR-HAZY AIR & SPACE MUSEUM

LONGHORN
Bob Evans
Santini's

SULLY PLAZA
ALDI
CVS

SULLY PLACE SHOPPING CENTER
Lowe's
PETSMART
LOTTE
at home

CHANTILLY CROSSING
TARGET
Costco WHOLESALE
Office DEPOT
Famous Dave's
RED ROBIN
CHIPOTLE MEXICAN GRILL

LEE JACKSON STATION

LUMBER LIQUIDATORS
COLDWELL BANKER

DULLES EXPO SHOPPING CENTER
Walmart
D

CHANTILLY PLAZA
STAPLES
Advance Auto Parts
DOLLAR TREE
Stein Mart

657
COMMONWEALTH CENTRE
Wegmans
CAVA
CHIPOTLE MEXICAN GRILL
Habit Burger Grill
Mellow Mushroom
gusto

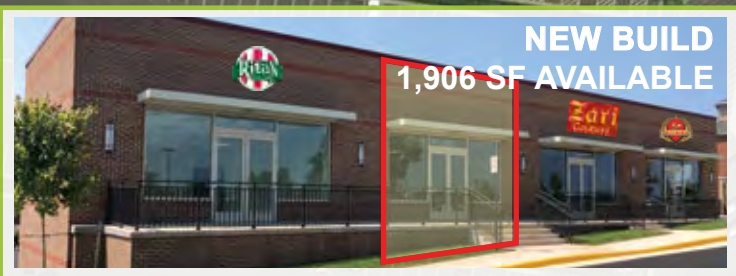
GREENBRIAR TOWN CENTER
Marshalls
petco
ROSS
DRESS FOR LESS
Total Wine & More
OrangeTheory Fitness
Salsa Bar
BONEFISH GRILL
Giant
CVS
five BELOW
BOSTON MARKET
BUFFALO WILD WINGS

SULLY STATION
Good Fortune Supermarket
SHERWIN-WILLIAMS
DOLLAR TREE
CHIPOTLE MEXICAN GRILL

ZOOM IN AERIAL WITH SITE PLAN OVERLAY

Walmart

Dulles EXPO Center



SECOND FLOOR
RETAIL - AT GRADE



Holiday Inn



FIRST FLOOR RETAIL -
AT GRADE



Chantilly Shopping Center



Willard Rd

15,000



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.

6.15.20

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