

For Lease In Chantilly, VA

11,000 SF

PROPERTY OVERVIEW

2nd Floor For Lease in Chantilly, VA - 1st Floor Do not miss this opportunity to move your daycare business into an affordably priced 11,000 SF in a prime location. Newly Professional Class A Constructed DayCare Bldg, located on High Traffic Tall Cedars Pkwy.

Ideal Uses: Office, Medical, Church. The property is in close proximity to Interstate 66, Braddock Rd as well as Route 50. Easy access to many nearby amenities, including hotels, restaurants, Costco, Walmart, Wegmans, and Dulles Airport. The property provides Approximately 70 parking spaces.

For More Information

Fred Jafarzadeh, C: 703-505-3501
Office address : 46191 WESTLAKE DRIVESTERLING VA 20165

HIGHLIGHTS

- *Lot Size:1.22 AC*
- *School District: LOUDOUN COUNTY PUBLIC SCHOOLS*
- *Ceiling Hight: 10'*
- *Parking: Approximately 70 parking spaces*
- *Waiting / Reception area*
- *Zoning: CR-1*

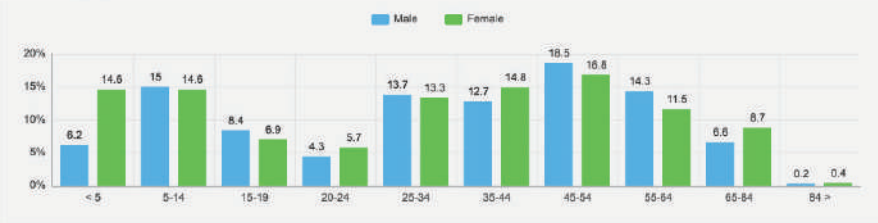


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HIGHLIGHTS

Chantilly Age Breakdown



Top Rated Schools In Chantilly

Name	Grades	Students	Proficiency
Poplar Tree Elementary School	PK - 6	762	98%
Chantilly High	9 - 12	2,810	95%
Franklin Middle	7 - 8	882	93%
Rocky Run Middle	7 - 8	1,322	93%
J. Michael Lunsford Middle	6 - 8	1,650	93%
Westfield High	9 - 12	2,682	86%
Brookfield Elementary School	PK - 6	842	68%
Chesterbrook Academy Kids Campus	PK - KG	22	n/a

See all Chantilly schools

What Do The Locals Think About Chantilly?

- 100% Family friendly
- 50% Public transit is accessible
- 100% Walkable to grocery stores
- 50% Yards are well-kept
- 50% Lots of parks
- 50% Walkable to restaurants
- 100% Friendly neighbors
- 50% Safe at night
- 50% Pet friendly
- 100% Streets have sidewalks
- 0% A quiet area
- 50% Sense of community

Chantilly Demographics

Population	Median Age	Have Kids (under 18)
24,312	36.6	57%

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PHOTO GALLERY













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KEY FINDING



Key Finding

- Chantilly has a Livability Score of 77/100, which is considered exceptional
- Chantilly crime rates are 56% lower than the Virginia average
- Cost of living in Chantilly is 37% higher than the Virginia average
- Chantilly real estate prices are 90% higher than the Virginia average
- Rental prices in Chantilly are 48% higher than the Virginia average

C Chantilly Employment
Household income is 78% higher than Virginia

Median household income	Income per capita	Unemployment rate
$117,553	$44,076	6%
112% higher than the US average	48% Higher than the US average	20% Higher than the US average

F Chantilly Housing
Home value is 78% higher than Virginia

Median home value	Median rent price	Home ownership
$472,200	$1,675	80%
150% higher than the US average	77% higher than the US average	20% lower than the US average

A Chantilly Schools
HS graduation is 7% Higher than Virginia

High school grad. rates	School test score	Student teacher ratio
91%	89%	15:1
9% lower than the US average	85% higher than the US average	8% lower than the US average

A Chantilly User Ratings
There are a total of 3 ratings in Manassas

Overall user rating	User reviews rating	User surveys rating
76%	70%	83%
3 total ratings	1 total reviews	2 total surveys

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Fred's Properties

KW COMMERCIAL