



FOR LEASE

13705 US-50 B, Chantilly, VA 20151

Danny Han  
571.229.3283  
danny4989@gmail.com



# PROPERTY DETAILS

RENT  
**UNPRICE**

NNN Expense  
**TBD**

Prime Route 50 frontage provides excellent visibility and strong exposure to passing traffic. The suite offers approximately 1,500 SF of versatile commercial space with dimensions of 42 feet in width by 36 feet in depth, including the left corner bathroom. The flexible floor plan supports a range of commercial uses, including retail, office, medical, professional services, and similar occupancies. Convenient access and customer accessibility along Route 50 enhance marketability and occupant appeal.

<b>Address</b>	13705 US-50 B, Chantilly, VA 20151
<b>Property Type</b>	Retail / Office / Medical / Professional Services
<b>Date Available</b>	{{July 1, 2026
<b>Units</b>	1
<b>Available Space</b>	Approximately 1,500 SF
<b>Building Size</b>	6000 SF
<b>Rent</b>	UNPRICE
<b>NNN Expense</b>	TBD
<b>Zoning</b>	C-8
<b>Traffic Count</b>	Route 50 (72,648 CPD)

EXCLUSIVELY LISTED BY

Danny Han  
571.229.3283  
danny4989@gmail.com



# FIRST FLOOR

## SPACE AVAILABLE

Suite	Size	Rate	Notes
B	Approximately 1,500 SF	N/A	Flexible commercial space with approximate dimensions of 42 ft width x 36 ft depth, including the left corner bathroom; suitable for retail, office, medical, professional services, and other commercial uses.

# PROPERTY PHOTO



13705 US-50 B, Chantilly, VA 20151

# PROPERTY PHOTO



13705 US-50 B, Chantilly, VA 20151

# AERIAL PHOTO



# SITE MAP

Fronting Route 50, the property offers exceptional exposure to 72,648 vehicles daily and seamless access to Route 28, I-66, and Dulles International Airport. Positioned within the Dulles Suburban Center, it benefits from a dense employment base and established retail co-tenancy that supports sustained demand from service, medical, and convenience users.



## TRANSPORTATION

Route 50, Route 28, I-66; Dulles International Airport ~8 miles; local bus connectivity along Route 50 corridor



## EDUCATION

Virginia Christian University nearby; multiple elementary schools within 1 mile

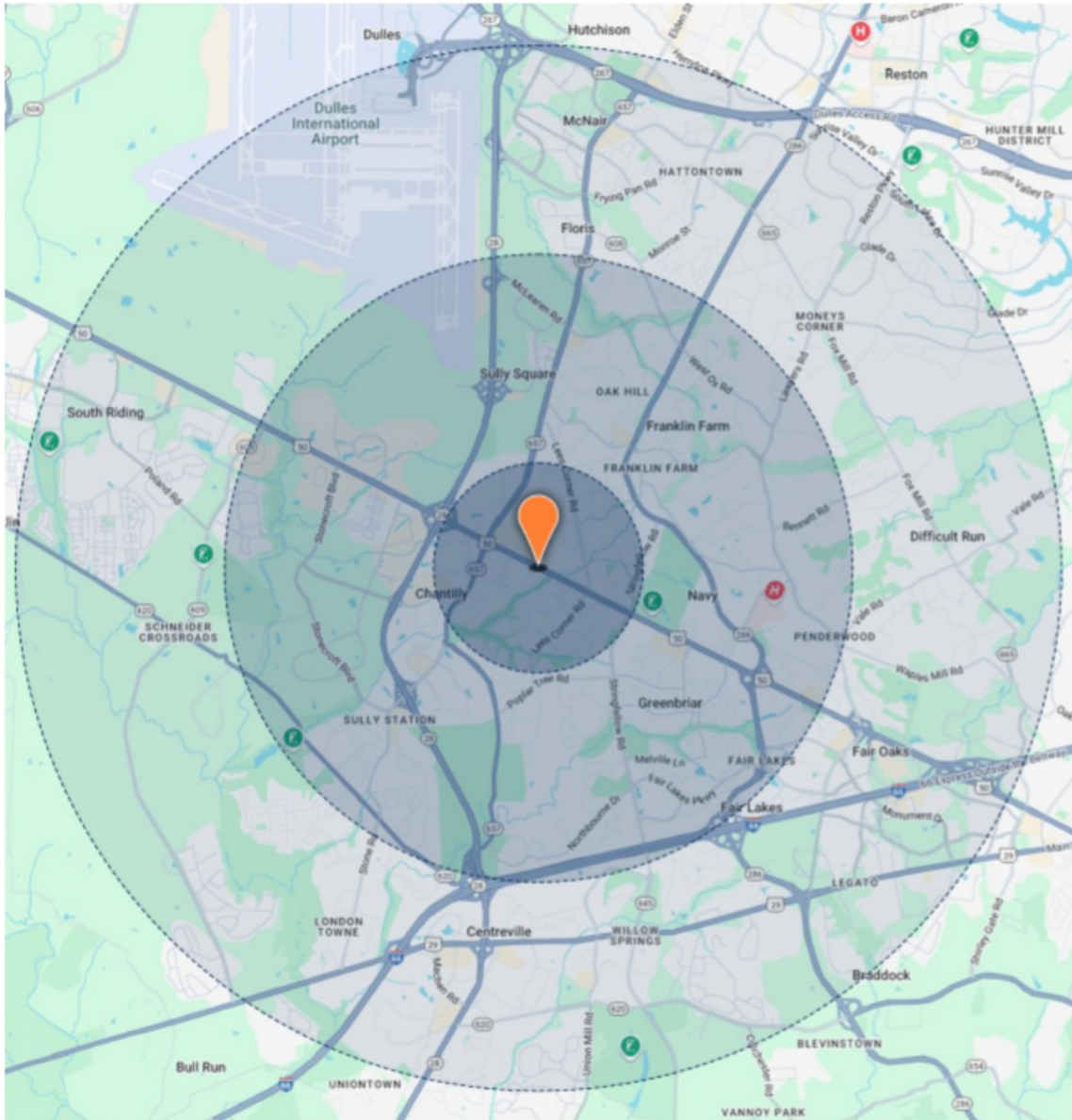


## ATTRACTIONS

Sully Place Shopping Center, Chantilly Shopping Center, Fox Valley Park, Flatlick Stream Valley Park, diverse dining



# DEMOGRAPHICS



<b>POPULATION</b>		1 Mile	3 Miles	5 Miles
	2029 Projection	16,133	85,461	255,725
	2024 Estimate	16,146	83,723	251,362
	2020 Census	16,544	82,567	250,289

<b>HOUSEHOLDS</b>		1 Mile	3 Miles	5 Miles
	2029 Projection	5,259	29,404	93,335
	2024 Estimate	5,262	28,739	91,484
	2020 Census	5,265	27,831	88,957

<b>HH INCOME</b>		1 Mile	3 Miles	5 Miles
	Average	\$169,980	\$193,049	\$178,493
	Median	\$149,631	\$171,281	\$157,826
	Per Capita	\$54,789	\$65,014	\$63,061

<b>EMPLOYMENT</b>		1 Mile	3 Miles	5 Miles
	2024 Daytime Pop.	11,187	124,956	310,099
	2024 Unemployment	1.27%	1.45%	1.88%
	Average Travel (Min)	35	34	33

# AREA OVERVIEW

Fronting Route 50, the property offers exceptional exposure to 72,648 vehicles daily and seamless access to Route 28, I-66, and Dulles International Airport. Positioned within the Dulles Suburban Center, it benefits from a dense employment base and established retail co-tenancy that supports sustained demand from service, medical, and convenience users.





## CONTACTS

13705 US-50 B, Chantilly, VA 20151



Danny Han  
571.229.3283  
danny4989@gmail.com



8500 Executive Park Ave  
#306, Fairfax, VA 22031

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information contained herein is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent investigation and due diligence. The property is subject to prior sale, change in price, or withdrawal without notice. Neither the seller nor broker makes any representations or warranties regarding the accuracy or completeness of this information.

