

RAPPAPORT GUM SPRINGS VILLAGE CENTER

Chantilly, Virginia

Between 2,046 & 20,500 SF



Loudon County Quick Facts

- #1 ranked county in the nation for income 2013 Census
- Median household income \$149,000
- 2nd fastest growing county in the U.S. 2000 - 2010
- Current population 527,051 (10 mile radius)
- Avg. residential sale price \$567,500

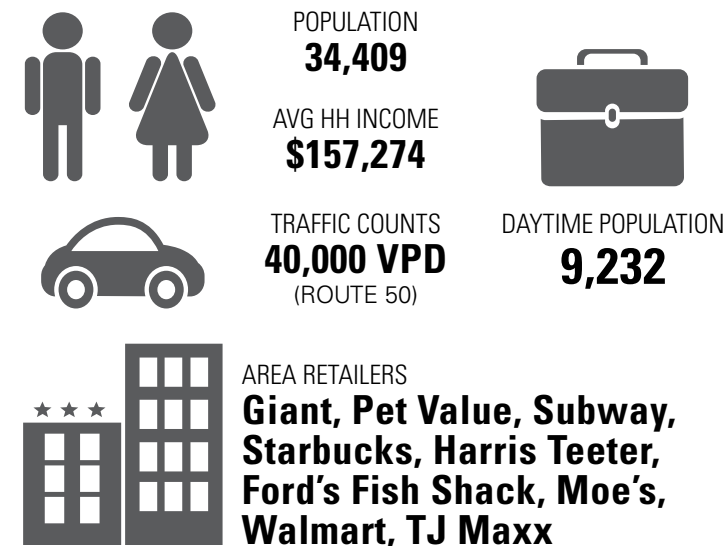
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Chantilly, Virginia

Between 2,046 & 20,500 SF (divisible)



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2013 DEMOS



GUM SPRINGS FACTS AT-A-GLANCE

- Located at intersection of Rt. 50 and Gum Springs Rd.
- Easy access from Chantilly, South Riding, or Gainesville area
- High visibility from all surrounding major roads
- 100% of the labor force in Gum Spring Village Center primarily drives or carpools to work
- Abundance of parking
- As of 2013, over 10,000 New Residential Units; 270,000 SF of New office space & 2,300,000 SF of Industrial space planned in the area

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	4,815	34,409	65,552
AVG HH INCOME	\$128,129	\$157,274	\$168,811
EMPLOYEES	1,568	9,232	28,118

SITE FACTS
SPACE: 2,046 & 2,853 SF Available
TRAFFIC COUNTS: 40,000 VPD

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