

SAMSON COMMERCIAL

RETAIL PAD Leasable 1000 sq ft AVAILABLE

STONE RIDGE CORNER | ALDIE, VA

STONE RIDGE CORNER

24669 Gateway Village Place, Chantilly, VA 20152



	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population	11,163	80,601	137,463
2027 Estimate	12,167	86,505	147,470
2022-2027 Annual Rate	1.74%	1.42%	1.42%
2022 Total Employees			
	3,848	11,291	27,254
HOUSEHOLDS			
2022 Population	3,674	24,356	41,156
2027 Estimate	4,008	25,994	43,905
2022-2027 Annual Rate	1.76%	1.31%	1.30%
INCOME			
2022 Median HH Income	\$135,994	\$186,258	\$189,542
2021 AVERAGE DAILY TRAFFIC COUNTS			
	Route 50 (John Mosby Highway) (20,000 AADT)		

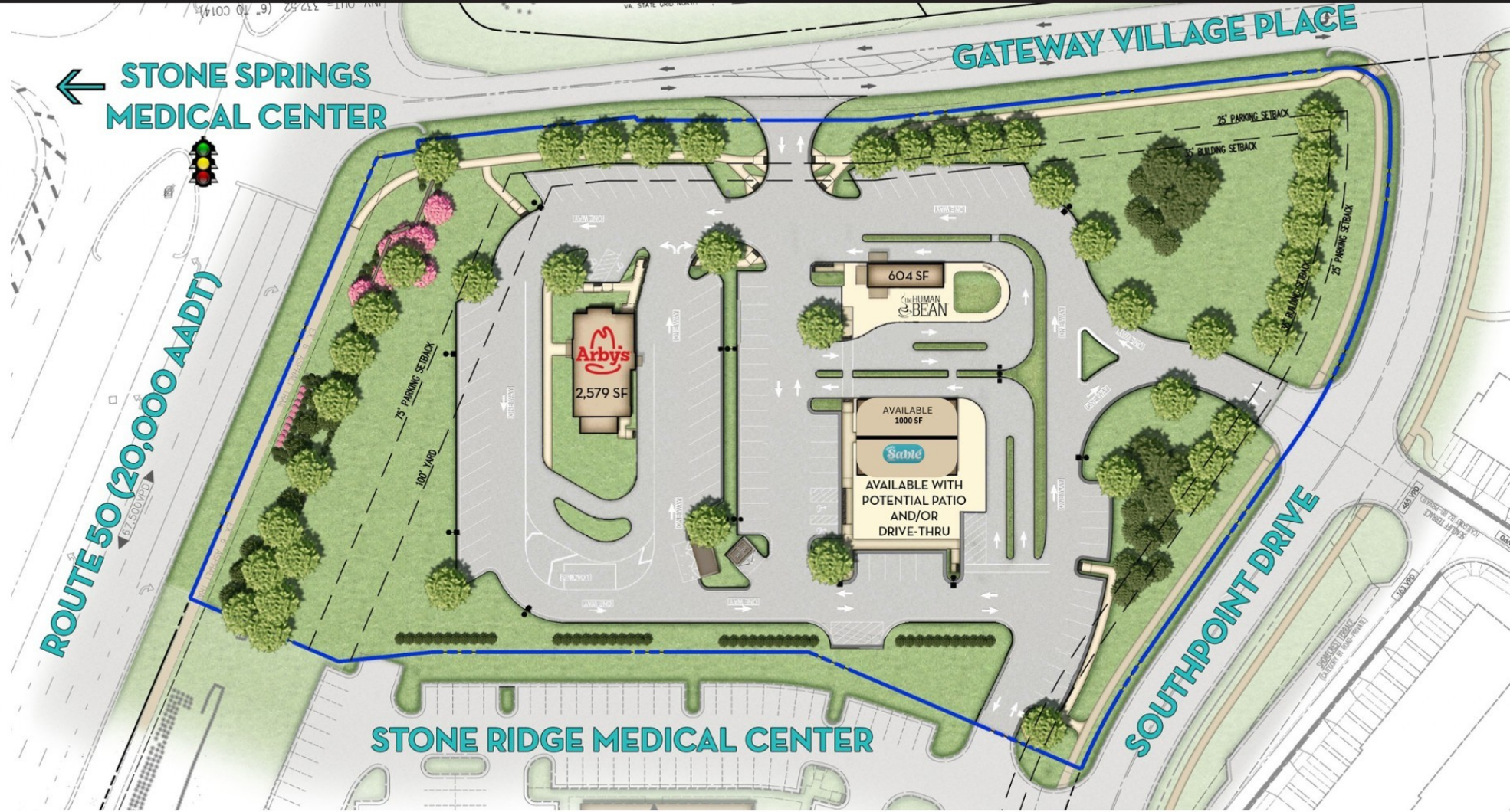
PROPERTY HIGHLIGHTS

- Located at the busy, signalized intersection of Route 50 (John Mosby Highway) and Gateway Village Drive in affluent Aldie, Loudoun County Adjacent to Stone Springs Hospital and Stone Ridge Village Center (Harris Teeter/Walgreens)
- Arby's & The Human Bean are now open. Petit Sable opening Q2 2026.

AVAILABILITY

- 1000 square foot .

SITE PLAN



STONE RIDGE CORNER, ALDIE, VA

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