

Office Space/Land  
For Sale

# 43743 John Mosby Highway

Chantilly, VA



## 43743 John Mosby Highway Chantilly, VA

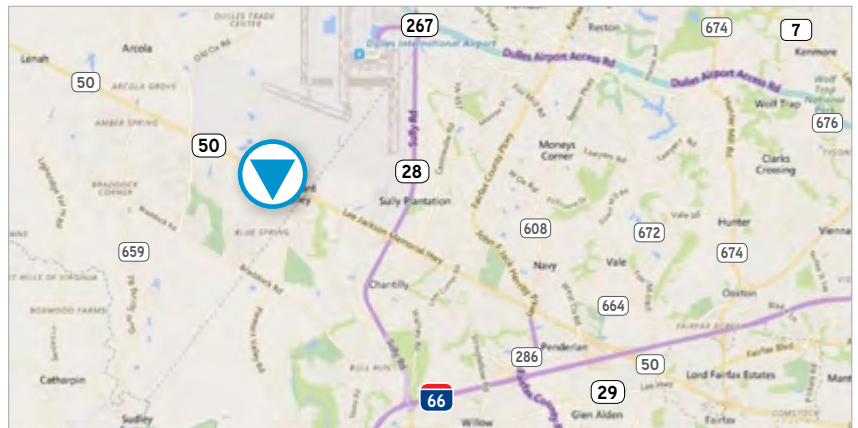
11,764 SF on 9.55 Acres  
3,248 SF Kennel

### KEITH SUMMERS

Senior Vice President  
DIR +1 703 394 4851  
MOB +1 703 475 4896  
keith.summers@colliers.com

### BEN LUKE

Assistant Vice President  
DIR +1 703 394 4810  
MOB +1 540 229 7294  
ben.luke@colliers.com



## Property Overview

- > Area: Washington, DC Metro Area - Loudoun County
- > Tax Map: 097-36-1753
- > Parcel Size: 9.55 acres
- > Building: 11,764 SF (3,248 SF kennel)
- > Zoning: CLI (Commercial Light Industry)
- > Overlay Zone: PD-MUB (Mixed Use Business)
- > Call for pricing guidance





FOR SALE > 43743 John Mosby Highway

Property Photos





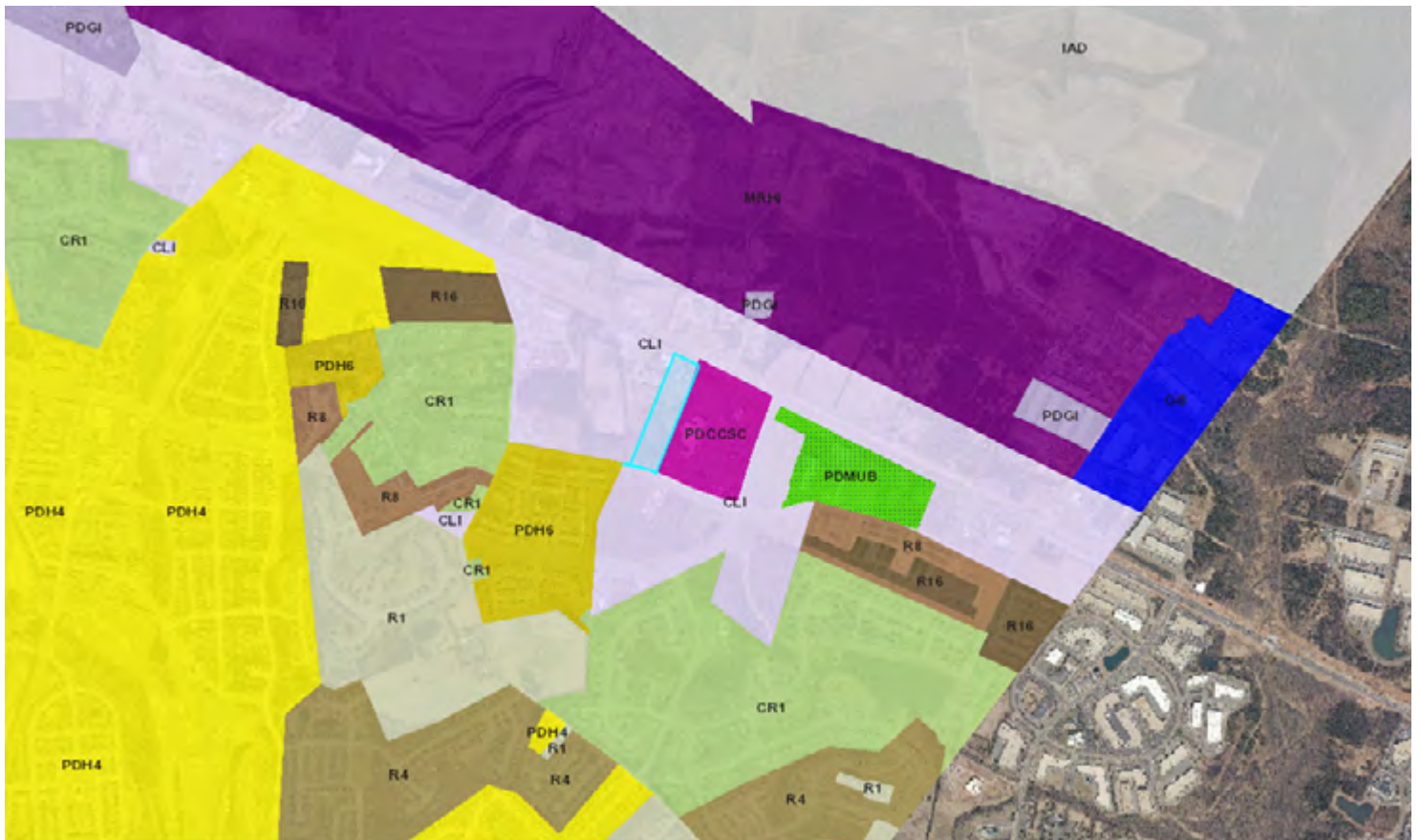
## FOR SALE > 43743 John Mosby Highway

### Zoning

#### Purpose:

The purpose of the CLI district is to accommodate a mix of similar and compatible office and industrial uses, and related supportive commercial retail and service uses along the Route 50/John Mosby Highway Corridor. The CLI district shall have limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities. The CLI district is intended to generate development through the use of creative design that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the Route 50 Corridor. The district may allow tourist supportive uses to serve visitors and maximize on opportunities afforded by its proximity to the Air & Space Museum.

A Planned Development Mixed Use Business District is established to provide for mixed use business developments. The district encourages a compact pedestrian-oriented mix of users. The primary uses are regional office and light density industrial uses that are supported by retail, service, civic and high density residential uses located in close proximity in order to create an attractive environment in which to live, work, and play. The mix of uses is designed to create a sense of place, organize around a central plaza or civic use that serves to unify the overall development.



## FOR SALE > 43743 John Mosby Highway

### Permitted Uses

- » Adult Day Care Facilities
- » Animal Hospital
- » Antique Shop, Art Gallery
- » Bakery, commercial
- » Banquet/Event Facility
- » Business Service Establishment
- » Child Care Center
- » Church, Synagogue, or Temple
- » Convention & Exhibition Facility  
( >25,000 SF)
- » Dance, Gymnastics, Judo, or Other  
Sports Training
- » Data Center
- » Dwelling, single family
- » Educational Institution
- » Assembly, Fabrication, Processing,  
Production and/or Manufacturing of  
Goods or Products
- » Fire and/or Rescue Station
- » Flex Industrial Uses
- » Funeral Home or Mortuary
- » Health & Fitness Center
- » Hotel/Motel, 75+ Rooms
- » Kennel
- » Mass Transit Facility
- » Medical Care Facility (outpatient)
- » Museum & Exhibition Facility
- » Nursery
- » Office, Administrative, Medical,  
Business, or Professional
- » Public Park
- » Police Station
- » Post Office
- » Postal Service (mail distribution)
- » Printing Service
- » Public Utilities
- » Research (experimental and testing)
- » Sewer Station
- » Telecommunications Antenna
- » Utility Substation
- » Veterinary Service
- » Warehouse
- » Water Pumping Station
- » Wholesale Trade Establishment

# FOR SALE > 43743 John Mosby Highway

## Area Demographics

44067 John Mosby Highway, Chantilly VA	1 mi Ring	3 mi Ring	5 mi Ring
<b>Population Trend</b>			
2000 Total Population	741	9,595	75,529
2010 Total Population	2,091	25,772	120,989
2014 Total Population	3,960	30,700	130,901
2019 Total Population	5,414	36,589	160,749
<b>Households Trend</b>			
2000 Total Households	227	3,396	24,850
2010 Total Households	574	7,891	39,714
2014 Total Households	1,050	9,098	43,878
2019 Total Households	1,398	10,553	50,085
<b>Population Change Trend</b>			
2000 to 2010 Population Change	182.2%	168.6%	60.2%
2000 to 2014 Population Change	434.4%	220.0%	84.0%
2010 to 2019 Population Change	158.9%	42.0%	32.9%
2014 to 2019 Population Change	36.7%	19.2%	15.7%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	152.9%	132.4%	59.8%
2000 to 2014 Household Change	362.6%	167.9%	76.6%
2010 to 2019 Household Change	143.6%	33.7%	26.1%
2014 to 2019 Household Change	33.1%	16.0%	14.1%
<b>2014 Race</b>			
White alone	59.4%	60.7%	58.5%
Black or African American alone	4.9%	6.1%	7.2%
American Indian and Alaska Native alone	.4%	.2%	.2%
Asian alone	29.3%	25.8%	26.6%
Native Hawaiian and OPI alone	.1%	.1%	.1%
Some Other Race alone	3.0%	3.2%	3.3%
Two or More Races	2.9%	3.6%	4.0%
<b>2014 Income</b>			
Per Capita Income	\$40,342	\$44,037	\$45,133
Household Income: Median	\$142,884	\$140,549	\$134,036
Household Income: Average	\$149,421	\$146,652	\$142,793
Less than \$10,000	9%	4%	1.0%
\$10,000 to \$14,999	.3%	.5%	7%
\$15,000 to \$19,999	.3%	.9%	1.0%
\$20,000 to \$24,999	.4%	.4%	7%
\$25,000 to \$29,999	1.8%	1.3%	9%
\$30,000 to \$34,999	.4%	.9%	.9%
\$35,000 to \$39,999	.8%	.5%	.8%
\$40,000 to \$44,999	.4%	1.4%	1.9%
\$45,000 to \$49,999	3.0%	.8%	1.6%
\$50,000 to \$59,999	3.0%	3.5%	4.5%
\$60,000 to \$74,999	7.0%	6.1%	6.6%
\$75,000 to \$99,999	10.9%	10.5%	11.5%
\$100,000 to \$124,999	12.5%	14.5%	13.7%
\$125,000 to \$149,999	12.4%	13.2%	12.1%
\$150,000 to \$199,999	21.7%	20.9%	19.6%
\$200,000 or more	24.8%	24.1%	22.6%
Average household size	3.7	3.4	3.2
Total Daytime Population	5,650	40,288	157,029
Total Employee Population	3,530	23,957	88,451
Total Daytime at Home Population	2,120	16,331	68,578
Total Employee Population (% of Daytime Population)	62.5%	59.5%	56.3%
Total Daytime at Home Population (% of Daytime Population)	37.5%	40.5%	43.7%



FOR SALE > 43743 John Mosby Highway

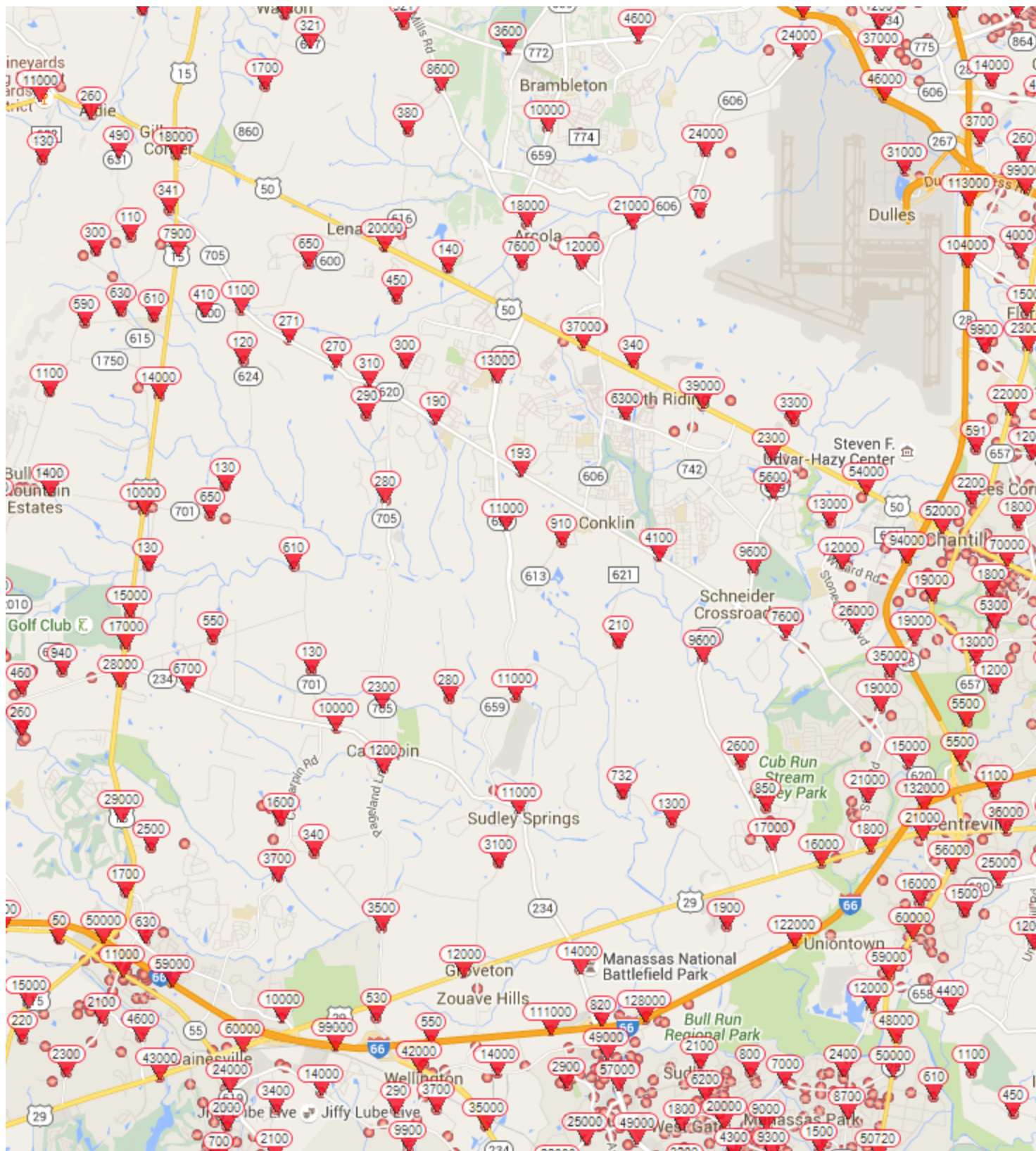
Tax Map





FOR SALE > 43743 John Mosby Highway

2016 Traffic Count





FOR SALE > 43743 John Mosby Highway

Aerial View



**KEITH SUMMERS**  
Senior Vice President  
DIR +1 703 394 4851  
MOB +1 703 475 4896  
[keith.summers@colliers.com](mailto:keith.summers@colliers.com)

**BEN LUKE**  
Assistant Vice President  
DIR +1 703 394 4810  
MOB +1 540 229 7294  
[ben.luke@colliers.com](mailto:ben.luke@colliers.com)



**COLLIERS INTERNATIONAL**  
7900 Tysons One Place, Suite 260  
McLean, VA 22102  
703 394 4800  
[www.colliers.com/washingtondc](http://www.colliers.com/washingtondc)