



24641 Southpoint Drive, Chantilly, VA

Owner-Operator Opportunity



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccura-



Price: \$5,100,000

Property Highlights

Tank Condition – Relatively recently replaced , 12 years ago, Dispenser's pumps, lines all in working order. Has passed all tank tests . Tanks & additional components will cost operators in 2025 1-1.5M in no additional cost benefit to their station other than compliance. The property is free from this major issue.

Large Lot—Property sits on over 2.5 Acres of space—Room for additional income centers

Excellent Retail Location - Property sits near Shopping center and Residential community that frequents the location , mechanic Shop draws loyal following based on sales.

Strong Traffic – Near Route 50 | +18,000 (VPD)

Excellent Location— Property is in Loudoun County which has been historically wealthy and growing county in Northern VA .

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An aerial photograph of a property. In the foreground, there is a large brick building with a flat roof. To the left of the building, there is a parking lot with several cars. In the background, there is a gas station with a yellow and red canopy. The property is surrounded by trees and a road.

Property Information

Address 24461 Southpoint
Drive, Chantilly, VA
20152

Size 2.5 Acres

Square Feet 108,900

County Loudoun | Virginia

Zoned CLI

Taxes \$30,082

Contact For Income and Expenses

Operator Opportunity

Triple Net Investment Group is pleased to present 24641 Southpoint Drive in Chantilly-Virginia, 2.5 Acres Lot. The Gas Station has several Income Centers for max profitability while offering significant Acreage for additional opportunities. Station operates as a Shell with large Convenience Store and strong Restaurant Tenant for passive income. Location is in close vicinity to Route 50 with strong traffic (18,000 VPD) and visibility . Station has a Car Wash in need of an upgrade but highly profitable when in use given the locations needs of the affluent (3mile avg inc. |\$207,564) population in the surrounding area (123,218 people |3mile) that drive highline vehicles and trucks. Property also has a Auto Repair facility that is well known by the community and generates strong returns on a monthly basis. Station relatively recently has replaced its tanks, pumps, lines, & dispensers. Gas station purchasers in this landscape understand that with increasing tank insurance and the exorbitant cost of replacing the tanks (averaging between 1m –1.5 if the work is done correctly) it poses a major issue when evaluating to purchase. Replacing these components is a no cost benefit but a requirement and an issue why many operators go out of business. The Tanks, pumps, lines, dispensers were replaced 12 years ago with a life of 30 plus years to go, so this station doesn't have that issue. Overall the Station boasts proven income centers, traffic, large amounts of land, room for more income centers and profit. Property also has a possibility of road expansion to Gum Spring Road for additional ease of entry. Property has the foundation for Great Income and property Equity appreciation for the next decade and beyond for the correct Operator.





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Demographics



Med. Home	1 MILE	3 MILE	5 MILE
Values	\$701,788	\$735,042	\$664,098

Population	1 MILE	3 MILE	5 MILE
	38,254	123,218	524,383

AVG Income	1 MILE	3 MILE	5 MILE
	\$193,185	\$207,564	\$173,296



LOCATION OVERVIEW — Chantilly, Virginia

Chantilly, Virginia is a rapidly developing community that is located in Northern Virginia or part of the DC, MD, VA “DMV” Corridor. Chantilly and the surrounding areas, including the Dulles Technology Corridor, Reston, and Tysons Corner, boast a robust job market, particularly in the technology, government contracting, and aerospace industries. Major companies like Amazon Web Services, Northrop Grumman, Boeing, and Raytheon have a presence in the region. Chantilly provides convenient locations to Dulles International Airport, Access to major highways, and close to strong employment hubs. Location is a family friendly environment that has parks, recreations, cultural attractions Steven F. Udvar-Hazy Center (National Air and Space Museum annex) and the Sully Historic Site, providing cultural and historical enrichment. High Medium Income and High Rate of Ownership are a staple of the city. The median household income in Chantilly is notably higher than both the state and national averages, indicating a generally affluent population and a strong local economy. Significant percentage of residents in Chantilly own their homes, suggesting stability and investment in the community. Overall, Chantilly offers a high quality of life, excellent schools, a strong job market, and a convenient location within the Northern Virginia region, making it a desirable place to live despite a higher cost of living.

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