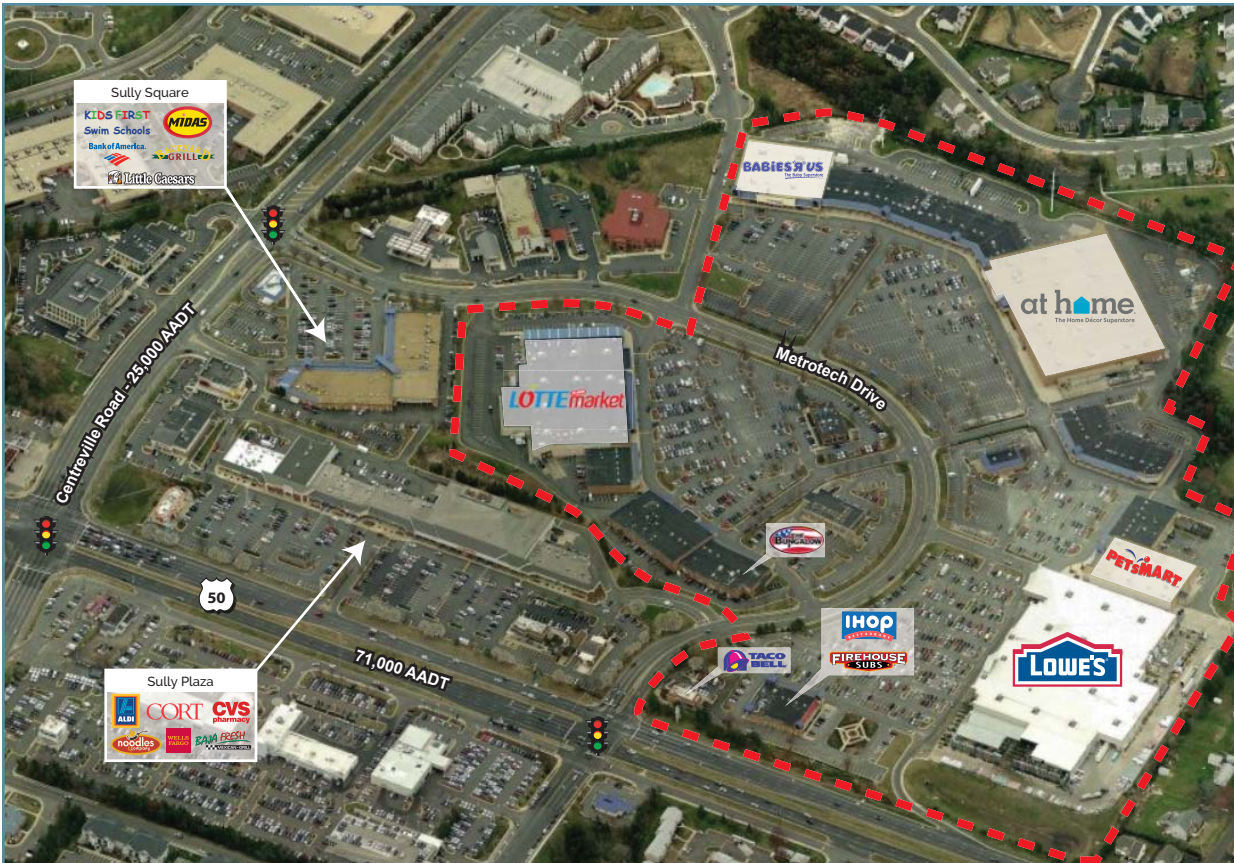


# SULLY PLACE

13800 - 13954 Metrotech Drive, Chantilly, VA 20151



Sully Place is located on Metrotech Drive with direct access from signalized intersections from both Route 50 and Centreville Road. This center benefits from being part of a cluster of centers, including Sully Square and Sully Plaza, all sharing the same customer base. Multiple inline spaces with varying sizes are available, as well as a 5,375 square foot restaurant ready pad building and a great ground lease opportunity. In addition to all the national retailers located nearby, this area includes many hotels and office parks supporting a strong daytime population of close to 100,000 employees within 3 miles.

## Retail Space Available:

975 SF - 6,000 SF

**Center Type:** Power Center  
**Retail GLA:** 400,956 SF  
**Land Area:** 57.5 Acres  
**Year Built:** 1991  
**Features:** Signalized Intersection  
 Dedicated Turn Lane  
 Pylon Sign  
**Parking:** 2,819 Surface Spaces  
**Traffic Counts:** 71,000 AADT on Route 50  
 25,000 AADT on Centreville Road

## Anchor Tenants:



## National/Regional Tenants:



| Demographics      | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Population 2016   | 10,645    | 69,702    | 241,896   |
| Population 2021   | 10,938    | 72,261    | 253,636   |
| Total Households  | 3,376     | 22,900    | 85,664    |
| Average HH Income | \$142,361 | \$169,943 | \$144,178 |

## LEASING CONTACT

Dimitri Georgelakos | 571.382.2071 | dgeorgelakos@klnb.com  
 Veronica Salcido | 571.382.2041 | vsalcido@klnb.com  
 Billy Kelly | 703.722.2706 | bkelly@klnb.com

# SULLY PLACE

13800 - 13954 Metrotech Drive, Chantilly, VA 20151

| Space  | Tenant                       | SF     |
|--------|------------------------------|--------|
| 13881A | Featherle Grooming           | 1,068  |
| 13881B | U.S. Marine Recruiting       | 825    |
| 13881C | Romancing the Nail           | 825    |
| 13881D | Sully Barber Shop            | 825    |
| 13881E | Available                    | 975    |
| 13881F | Metro PCS                    | 975    |
| 13881G | Available                    | 1,950  |
| 13891  | Bungalow Billiards & Brew    | 9,875  |
| 13899  | C.H. Foot Massage            | 2,200  |
| 13901  | New Look Medi Spa            | 2,175  |
| 13903  | Sana Day Spa                 | 2,000  |
| 13905  | Thrill Zone Fun Center       | 14,400 |
| 13905A | Dairy Queen                  | 1,440  |
| 13905B | Don Churro Cafe              | 2,160  |
| 13911  | VA Tire & Auto               | 5,670  |
| 13915  | Available - Restaurant Ready | 5,375  |
| 13939  | Available                    | 6,000  |
| 13945  | Bakery & Café DARA           | 2,000  |
| 13949  | Bawarchi Indian Kitchen      | 2,000  |
| 13951  | Chatkazz                     | 1,928  |
| 13955  | Lotte Plaza Market           | 68,880 |

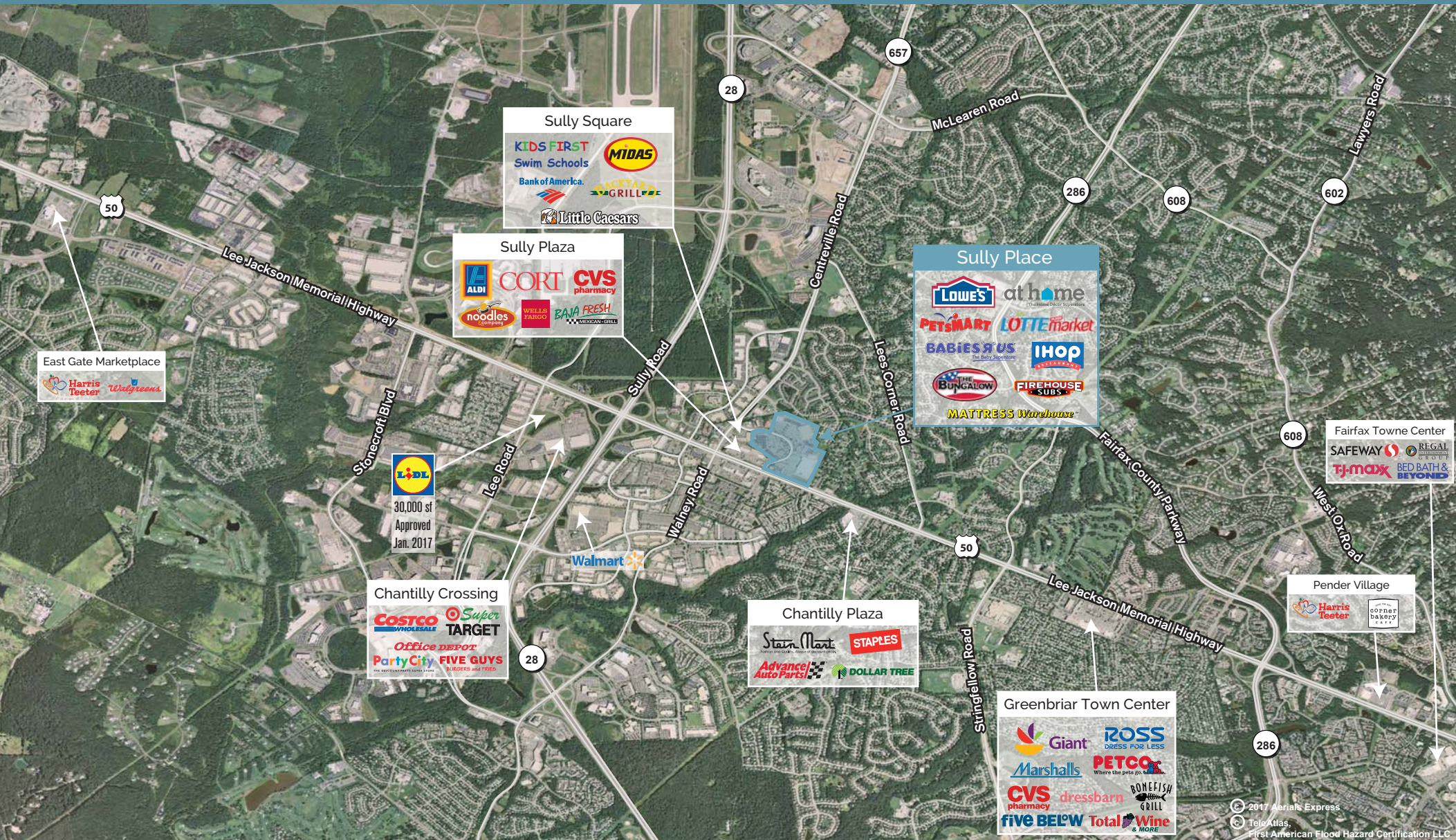


| Space | Tenant                    | SF      |
|-------|---------------------------|---------|
| 13800 | Taco Bell                 | 1,980   |
| 13804 | IHOP                      | 5,100   |
| 13806 | Mattress Warehouse        | 4,928   |
| 13812 | Firehouse Subs            | 2,000   |
| 13856 | Lowe's                    | 135,197 |
| 13866 | PetsMart                  | 25,932  |
| 13868 | Available                 | 3,000   |
| 13872 | Lotus Vegetarian          | 2,000   |
| 13874 | JC Haircuts               | 1,500   |
| 13876 | Available                 | 2,500   |
| 13880 | Cornus Montessori School  | 4,500   |
| 13882 | Anthony & Sylvan Pools    | 4,000   |
| 13884 | Available                 | 2,036   |
| 13886 | Papa John's Pizza         | 1,440   |
| 13888 | Available                 | 3,550   |
| 13890 | Kumon Math & Reading Ctr. | 2,010   |
| 13892 | Available                 | 1,500   |
| 13894 | Available                 | 2,000   |
| 13896 | Fitpro Nutrition Center   | 1,500   |
| 13898 | Le Fe                     | 2,900   |
| 13900 | Vienna Paint & Decorating | 2,850   |
| 13902 | New Image Salon           | 1,500   |
| 13904 | Vapers Retreat            | 1,600   |
| 13908 | Hot Spot                  | 4,000   |
| 13910 | At Home                   | 104,300 |
| 13912 | Cholito Chicken           | 1,500   |
| 13914 | Available                 | 2,500   |
| 13916 | Dr. Mike Yeo, DDS         | 2,850   |
| 13920 | Overstock Retail          | 9,000   |
| 13924 | Cafeln                    | 2,000   |
| 13926 | Available                 | 3,000   |
| 13930 | 50 West Armory            | 2,000   |
| 13932 | Buon Appetito             | 2,500   |
| 13934 | Chi Mc                    | 2,936   |
| 13936 | Hair Prince               | 1,500   |
| 13938 | Available                 | 1,500   |
| 13940 | Available                 | 2,000   |
| 13942 | Queen's Dumplings         | 2,000   |
| 13948 | Hibachi Buffet & Grill    | 11,375  |
| 13954 | Babies "R" Us             | 30,400  |

## LEASING CONTACT

# SULLY PLACE

13800 - 13954 Metrotech Drive, Chantilly, VA 20151



## LEASING CONTACT