



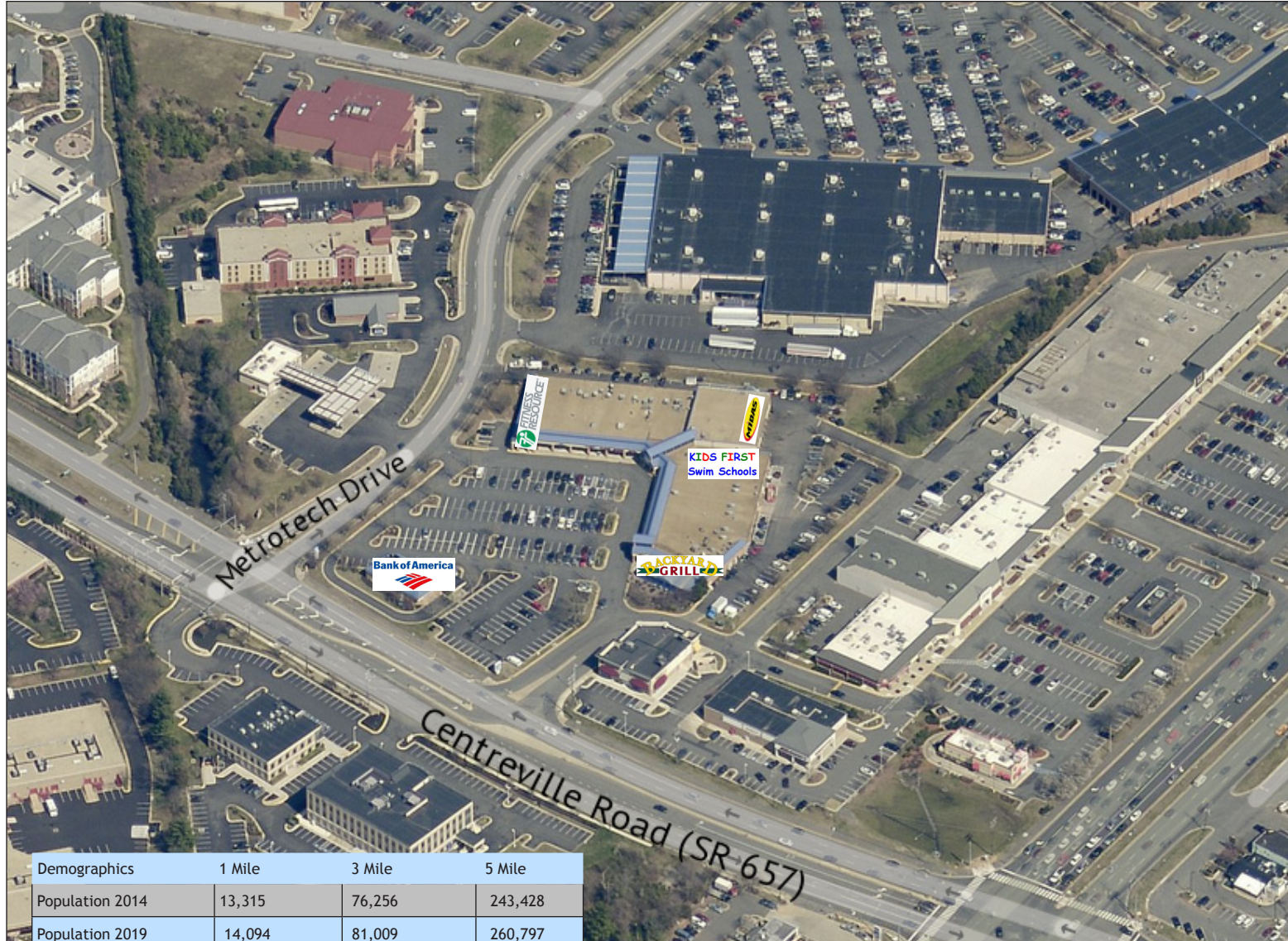
BEATTY MANAGEMENT COMPANY

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# SULLY SQUARE SHOPPING CENTER

Metrotech Drive, Chantilly, VA 20151

Retail Space Available: 2,000 SF



Center Type: Power Center  
Built: 1991  
Land Area: 11,883,190 SF  
Parking: 3,565 Surface Spaces  
Retail GLA: 723, 944 SF

## Features:

Dedicated Turn Lane  
Pylon Sign  
Signalized Intersection  
Drive Thru

**Traffic Counts:** 72,000 +  
vehicles per day on Rt. 50

## Key Tenants:

Kids First Swim Schools   
Fitness Resource   
Chantilly Midas Muffler   
Backyard Grill & Bar   
Bank of America   
Little Caesar's Pizza 

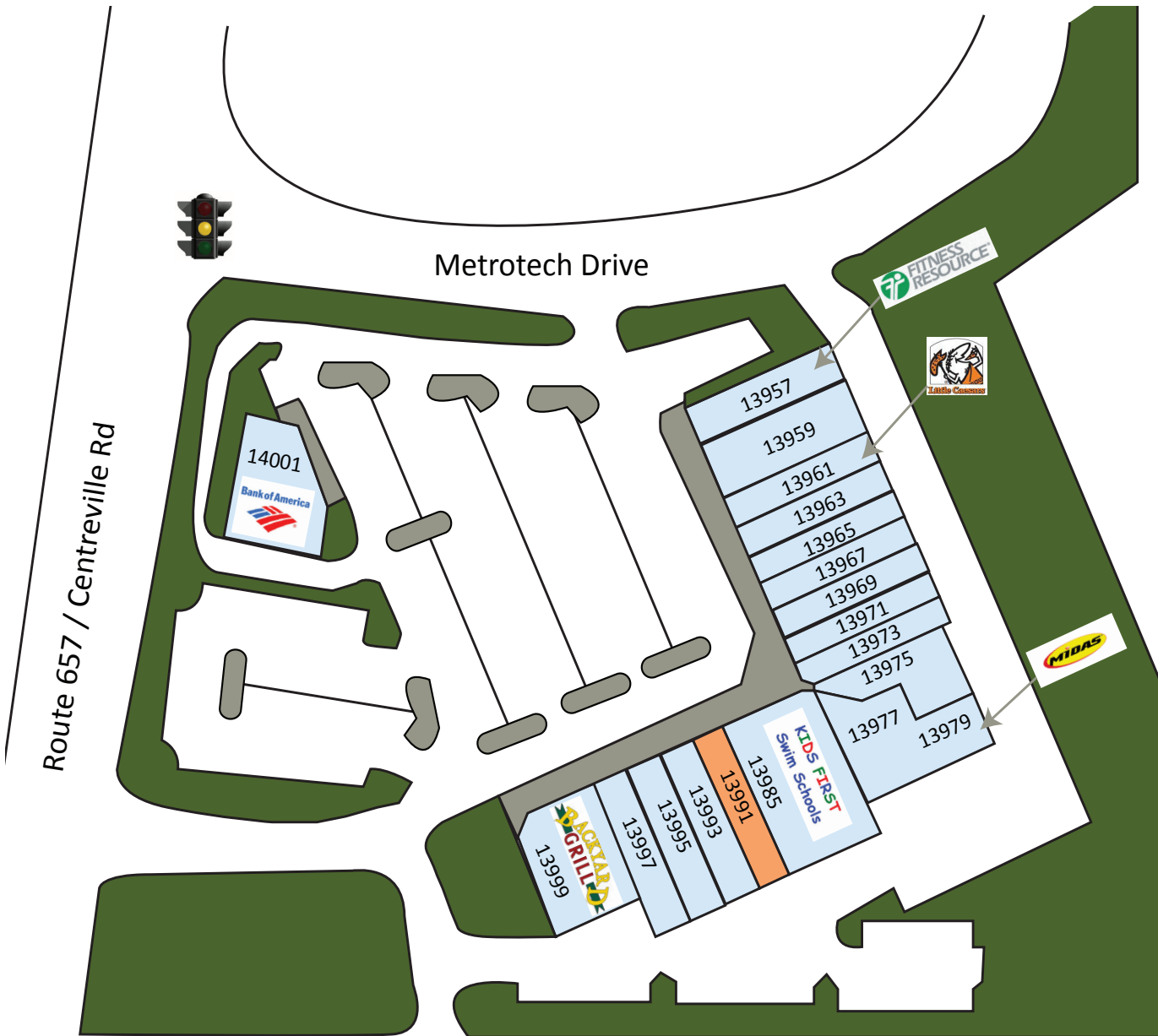
Great visibility and location  
on Rt. 50 / Lee Jackson  
Memorial Highway in  
Chantilly, VA

Leasing Contact: Chris Saa | cell: 703.472.1151 | csaa@beattycos.com

| Demographics     | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Population 2014  | 13,315    | 76,256    | 243,428   |
| Population 2019  | 14,094    | 81,009    | 260,797   |
| Total Households | 4,273     | 25,435    | 86,826    |
| Median HH Income | \$111,796 | \$134,099 | \$109,721 |

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Metrotech Drive, Chantilly, VA 20151



AVAILABLE
  LEASED

| Space | Tenant                    | SF    |
|-------|---------------------------|-------|
| 13957 | Fitness Resource          | 2,400 |
| 13959 | Raina's Indian Market     | 4,100 |
| 13963 | Little Caesars Pizza      | 1,500 |
| 13965 | Pho 102                   | 1,500 |
| 13967 | Rhonda's Flowers & Gifts  | 1,500 |
| 13969 | Charcoal Chicken          | 1,500 |
| 13971 | Sila Thai Cuisine         | 2,000 |
| 13973 | Yo Fresh Yogurt           | 1,500 |
| 13975 | Alf layla Wa layla        | 2,850 |
| 13977 | A-1 Car Care Center, Inc. | 2,525 |
| 13979 | Chantilly Midas Muffler   | 4,825 |
| 13985 | Kids First Swim School    | 8,850 |
| 13991 | Available                 | 2,000 |
| 13993 | Hair Attractions          | 2,000 |
| 13995 | Hall of Frames            | 1,500 |
| 13997 | China Cafe'               | 1,500 |
| 13999 | Backyard Grill & Bar      | 4,671 |
| 14001 | Bank of America           | 4,000 |



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