

1 SPACE LEFT!

SULLY CROSSING

CHANTILLY, VA

**RENOVATION
COMING
FALL 2019**

RETAIL/RESTAURANT
SPACES AVAILABLE
FROM
1,614 SF
to
5,000 SF

Adjacent to Sully Place
minutes away from Dulles
International Airport



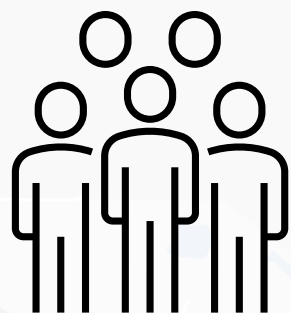
LAWRENCE B. HOFFMAN
240.482.3610 (direct)
lhoffman@hrretail.com

SCOTT N. YUROW
410.215.5311 (direct)
syurow@hrretail.com

3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

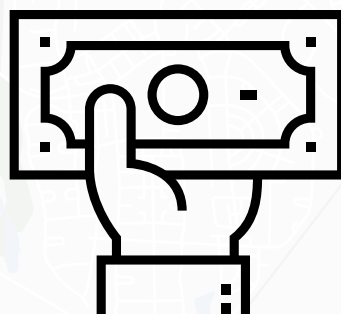
1 W Pennsylvania Ave | Suite 320
Baltimore, MD 21204
Telephone 410.308.0800

www.hrretail.com



POPULATION
71,040
within 3 Miles

ASIAN POPULATION
over 33%
within 1 Mile



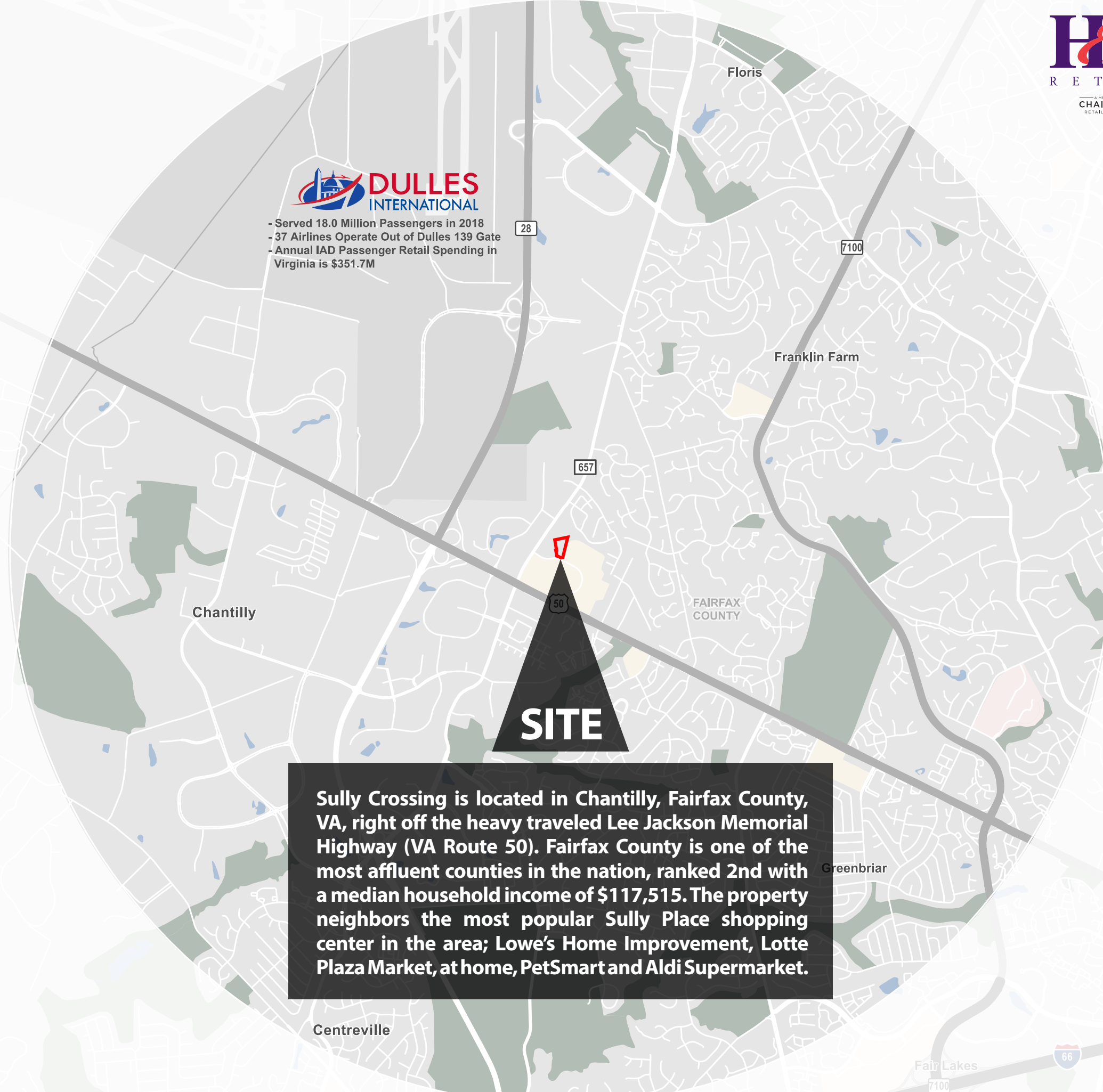
AVERAGE HH INCOME
\$184,596
within 3 Miles



HOUSEHOLDS
23,283
within 3 Miles

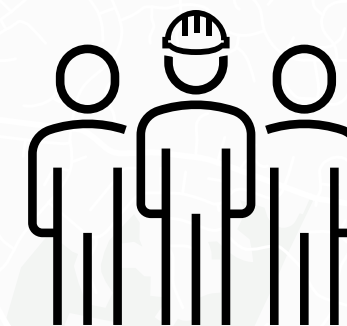


- Served 18.0 Million Passengers in 2018
- 37 Airlines Operate Out of Dulles 139 Gate
- Annual IAD Passenger Retail Spending in Virginia is \$351.7M



SITE

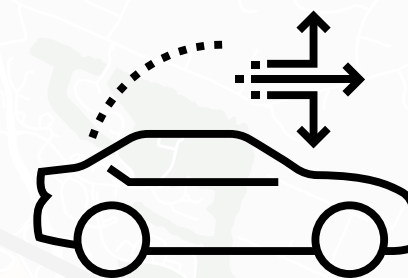
Sully Crossing is located in Chantilly, Fairfax County, VA, right off the heavy traveled Lee Jackson Memorial Highway (VA Route 50). Fairfax County is one of the most affluent counties in the nation, ranked 2nd with a median household income of \$117,515. The property neighbors the most popular Sully Place shopping center in the area; Lowe's Home Improvement, Lotte Plaza Market, at home, PetSmart and Aldi Supermarket.



DAYTIME POPULATION
97,711
within 3 Miles



BUSINESSES
3,390
within 3 Miles



Fair Oaks
CARS PER DAY
25,000
on Centreville Road

SULLY CROSSING

CHANTILLY, VA

DULLES INTERNATIONAL

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Smithsonian
STEVEN F UDVAR-HAZY CENTER
NATIONAL AIR & SPACE MUSEUM

FRANKLIN FARM VILLAGE CENTER

CHANTILLY CROSSING

SULLY SQUARE

SULLY CROSSING

SULLY PLACE

SULLY PLAZA

CHANTILLY PLACE

THE FIELD AT COMMONWEALTH

CHANTILLY PLAZA

GREENBRIAR T/C

SULLY STATION S/C

TEXAS ROADHOUSE

Applebee's



SULLY CROSSING

CHANTILLY, VA



LEASED
 LEASE OUT
 AVAILABLE
 NOT A PART OF SUBJECT PROPERTY

SULLY CROSSING
CHANTILLY, VA

CENTREVILLE ROAD 657 25,000 AAWDT



UNDER CONSTRUCTION
Qui Korean BBQ

AVAILABLE
30,400 SF

FORMER RESTAURANT

UNDER CONSTRUCTION
SoNaMu Bakery

FUTURE PARKING

10,000 AAWDT

METROTECH DRIVE

LIGHTFOOT STREET

at home
104,300 SF

El Fresco Mexican Grill 2,912 SF
Qui Korean Bbq 4,065 SF
SoNaMu Bakery 3,799 SF
Edible 1,644 SF
AVAILABLE 1,641 SF

Hibachi Grill
11,375 SF

Dumpling Queen 2,000 SF
AVAILABLE 2,000 SF
AVAILABLE 1,500 SF
HAIR PRINCE 1,500 SF
Chi Mc 2,936 SF
Bum Appetito's NY Pizza 2,500 SF
50 worst armory 2,000 SF
NEGOTIATING LOI 3,000 SF
CAFEIN 2,000 SF
NEGOTIATING LOI 9,000 SF
DENTIST 2,850 SF
AVAILABLE 2,500 SF
CHOLITO CHICKEN 1,500 SF



ANTHONY SYLVAN
POLLS
4,000 SF

INDIA BAZAAR
6,500 SF

LOTTE
68

LEASED LEASE OUT AVAILABLE NOT A PART OF SUBJECT PROPERTY





SOUTH FAÇADE



SOUTH FAÇADE



SOUTH ELEVATION



EAST FAÇADE



EAST ELEVATION EXISTING

EAST ELEVATION

DEMOGRAPHIC PROFILE

2019 and 2024 Esri Forecasts. Converted Census 2000 data into 2010 geography
 Lat/Lon: 38.89663/-77.42666



	1 MILES	3 MILES	5 MILES
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POPULATION SUMMARY

2000 Total Population	9,204	59,285	182,163
2010 Total Population	11,923	66,713	230,455
2019 Total Population	12,065	71,040	245,700
2019 Group Quarters	0	35	174
2024 Total Population	12,170	73,620	254,918
2019-2024 Annual Rate	0.17%	0.72%	0.74%
2019 Total Daytime Population	21,030	97,711	268,649
Workers	15,553	65,724	161,553
Residents	5,477	31,987	107,096

2019 POPULATION BY AGE

Population Age 0 - 4	7.9%	6.3%	7.5%
Population Age 5 - 9	7.3%	7.7%	7.4%
Population Age 10 - 14	7.8%	8.5%	7.2%
Population Age 15 - 24	12.3%	12.3%	11.7%
Population Age 25 - 34	15.6%	11.1%	17.4%
Population Age 35 - 44	16.6%	15.6%	17.0%
Population Age 45 - 54	16.4%	18.9%	15.7%
Population Age 55 - 64	10.4%	12.4%	10.0%
Population Age 65 - 74	4.0%	4.7%	4.0%
Population Age 75 - 84	1.3%	1.8%	1.5%
Population Age 85 +	0.4%	0.6%	0.5%
Population Age 18 +	72.3%	72.1%	73.6%
Median Age	36.4	39.4	36.0

2019 POPULATION BY SEX

Male Population	5,965	35,176	121,962
Female Population	6,099	35,865	123,738

2019 POPULATION BY RACE/ETHNICITY

White Alone	47.2%	59.7%	52.8%
Black Alone	8.8%	5.8%	8.4%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	31.3%	26.1%	28.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	7.3%	3.9%	5.4%
Two or More Races	5.1%	4.3%	4.9%
Hispanic Origin	18.8%	11.0%	13.9%
Diversity Index	77.2	65.6	72.2

	1 MILES	3 MILES	5 MILES
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2019 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	9,385	56,610	193,886
Never Married	31.6%	28.6%	31.0%
Married	56.1%	61.6%	58.8%
Widowed	3.2%	3.6%	2.9%
Separated or Divorced	9.1%	6.2%	7.3%

2019 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total Population 25+	8,006	48,081	165,007
Less than 9th Grade	5.7%	2.0%	2.6%
9th - 12th Grade, No Diploma	3.0%	2.0%	2.4%
High School Graduate	12.2%	10.4%	10.9%
GED/Alternative Credential	0.9%	0.6%	1.0%
Some College, No Degree	12.5%	12.0%	11.9%
Associate Degree	8.1%	5.8%	5.5%
Bachelor's Degree	30.9%	35.2%	35.2%
Graduate/Professional Degree	26.7%	32.0%	30.5%

HOUSEHOLDS SUMMARY

2000 Households	2,911	19,300	64,807
2000 Average Household Size	3.15	3.06	2.80
2010 Households	3,853	22,060	82,280
2010 Average Household Size	3.09	3.02	2.80
2019 Households	3,873	23,283	86,253
2019 Average Household Size	3.12	3.05	2.85
2024 Households	3,894	24,038	88,943
2024 Average Household Size	3.13	3.06	2.86
2019-2024 Annual Rate	0.11%	0.64%	0.62%
2010 Families	3,060	17,821	58,874
2010 Average Family Size	3.40	3.34	3.28
2019 Families	3,074	18,858	61,654
2019 Average Family Size	3.42	3.37	3.33
2024 Families	3,092	19,485	63,584
2024 Average Family Size	3.43	3.38	3.35
2019-2024 Annual Rate	0.12%	0.66%	0.62%

HOUSING UNIT SUMMARY

2019 Housing Units	4,006	23,772	89,161
Owner Occupied Housing Units	69.8%	78.0%	63.8%
Renter Occupied Housing Units	26.8%	19.9%	33.0%
Vacant Housing Units	3.3%	2.1%	3.3%

	1 MILES	3 MILES	5 MILES
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2019 HOUSEHOLDS BY INCOME

<\$15,000	5.2%	5.2%	3.4%
\$15,000 - \$24,999	3.0%	3.0%	2.5%
\$25,000 - \$34,999	4.7%	4.7%	2.8%
\$35,000 - \$49,999	8.3%	8.3%	5.5%
\$50,000 - \$74,999	11.8%	11.8%	11.5%
\$75,000 - \$99,999	10.9%	10.9%	12.1%
\$100,000 - \$149,999	19.4%	19.4%	22.6%
\$150,000 - \$199,999	13.5%	13.5%	15.2%
\$200,000+	23.2%	23.2%	24.4%
Average Household Income	\$146,801	\$146,801	\$160,198
Median Household Income	\$111,495	\$146,013	\$121,595
Per Capita Income	\$46,893	\$60,568	\$56,194

2019 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	2,791	18,543	56,836
<\$50,000	0.4%	1.5%	0.8%
\$50,000 - \$99,999	0.0%	0.6%	0.3%
\$100,000 - \$149,999	0.2%	0.2%	0.5%
\$150,000 - \$199,999	2.6%	0.8%	1.7%
\$200,000 - \$249,999	8.7%	2.0%	3.5%
\$250,000 - \$299,999	7.5%	1.9%	5.3%
\$300,000 - \$399,999	14.7%	9.5%	15.6%
\$400,000 - \$499,999	13.3%	18.6%	18.4%
\$500,000 - \$749,999	47.9%	46.3%	38.0%
\$750,000 - \$999,999	4.0%	14.7%	12.4%
\$1,000,000 +	0.6%	3.5%	2.9%
Average Home Value	\$498,889	\$596,101	\$557,993

2019 EMPLOYED POPULATION 16+ BY INDUSTRY

Total Population 16+	6,703	39,708	140,816
Agriculture/Mining	0.2%	0.1%	0.0%
Construction	8.5%	6.0%	4.8%
Manufacturing	2.7%	3.3%	3.1%
Wholesale Trade	1.4%	1.1%	1.0%
Retail Trade	11.4%	6.0%	7.1%
Transportation/Utilities	2.6%	3.6%	4.2%
Information	3.7%	3.5%	3.2%
Finance/Insurance/Real Estate	6.6%	7.5%	7.6%
Services	54.5%	59.1%	59.7%
Public Administration	8.4%	9.7%	9.2%

	1 MILES	3 MILES	5 MILES
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2019 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	76.8%	80.9%	78.9%
Management/Business/Financial	23.2%	27.3%	24.3%
Professional	28.5%	35.2%	35.2%
Sales	13.6%	8.8%	9.1%
Administrative Support	11.6%	9.7%	10.3%
Services	12.3%	10.7%	12.4%
Blue Collar	10.9%	8.4%	8.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	4.1%	3.0%	2.7%
Installation/Maintenance/Repair	2.2%	1.5%	1.3%
Production	1.7%	1.7%	1.8%
Transportation/Material Moving	2.9%	2.2%	2.9%

2019 CONSUMER SPENDING

Apparel & Services: Total \$	\$13,674,778	\$102,460,320	\$341,442,504
Average Spent	\$3,530.80	\$4,400.65	\$3,958.62
Education: Total \$	\$11,645,914	\$88,354,303	\$270,565,180
Average Spent	\$3,006.95	\$3,794.80	\$3,136.88
Entertainment/Recreation: Total \$	\$20,540,321	\$155,564,667	\$496,723,936
Average Spent	\$5,303.47	\$6,681.47	\$5,758.92
Food at Home: Total \$	\$31,106,087	\$232,648,787	\$772,747,177
Average Spent	\$8,031.52	\$9,992.22	\$8,959.08
Food Away from Home: Total \$	\$23,251,054	\$174,682,859	\$584,734,286
Average Spent	\$6,003.37	\$7,502.59	\$6,779.29
Health Care: Total \$	\$34,977,157	\$266,802,563	\$840,260,089
Average Spent	\$9,031.02	\$11,459.11	\$9,741.81
HH Furnishings & Equipment: Total \$	\$13,391,439	\$101,905,135	\$327,907,358
Average Spent	\$3,457.64	\$4,376.80	\$3,801.69
Personal Care Products & Services: Total \$	\$5,662,584	\$43,121,029	\$140,054,967
Average Spent	\$1,462.07	\$1,852.04	\$1,623.77
Shelter: Total \$	\$119,964,070	\$892,134,092	\$2,959,121,671
Average Spent	\$30,974.46	\$38,316.97	\$34,307.46
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,208,389	\$118,743,628	\$364,921,038
Average Spent	\$3,926.77	\$5,100.01	\$4,230.82
Travel: Total \$	\$15,254,090	\$116,122,003	\$364,711,959
Average Spent	\$3,938.57	\$4,987.42	\$4,228.40
Vehicle Maintenance & Repairs: Total \$	\$6,714,735	\$51,628,799	\$167,046,273
Average Spent	\$1,733.73	\$2,217.45	\$1,936.70

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.