

DULLES 28 CENTRE

45200 MONTEREY PLACE
STERLING, VIRGINIA



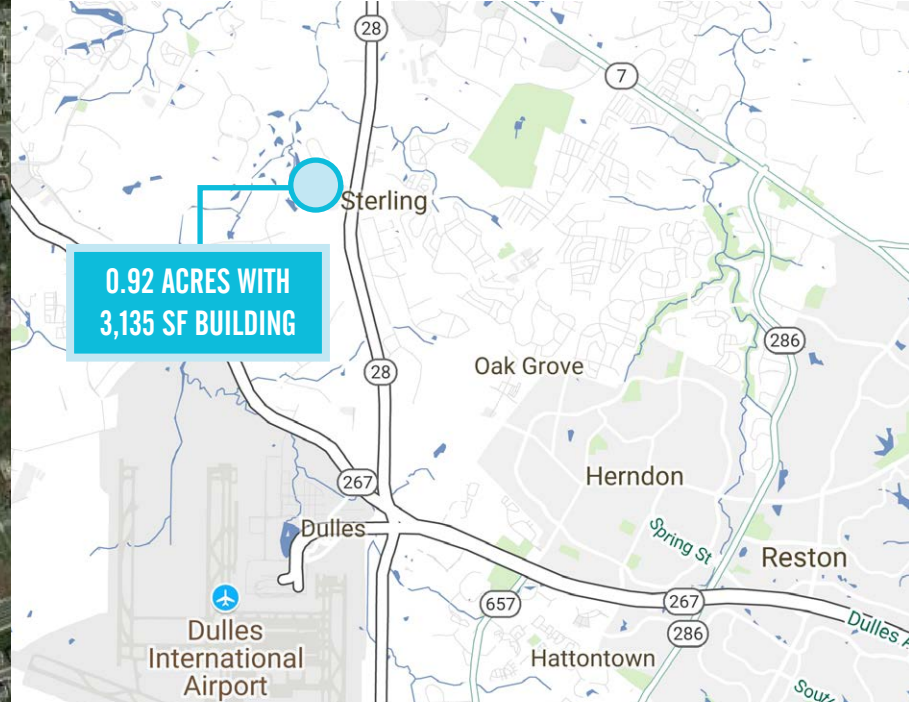
PROJECT HIGHLIGHTS

- » Existing 3,135 SF building with drive-thru, 71 seats, and 35 parking spaces
- » Located within the Dulles 28 Centre which includes Wegmans, Target, Petco, DSW and Buffalo Wild Wings
- » Exposure on two major roadways—Route 28 and Waxpool Road—signalized access from Waxpool Road
- » Traffic counts (VPD):
 - Route 28: 78,000
 - Waxpool Road: 74,000
- » Excellent demographics – household income over \$141,000
- » No CAM charges
- » Available now

EXISTING FAST FOOD BUILDING FOR SALE OR LEASE
0.92 ACRES WITH 3,135 SF BUILDING

CBRE

VEATCHCOMMERCIAL
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,403	67,553	237,278
HOUSEHOLDS	8,188	62,421	137,083
AVERAGE HOUSEHOLD INCOME	\$134,676	\$124,402	\$141,647
PROJECTED 5-YR GROWTH RATE	14.2%	13.4%	11.4%

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LEASING CONTACTS

JOHN RYAN

(703) 288-2541

john.r.ryan@cbre.com

JOE MCDONNELL

(703) 288-2547

joe.mcdonnell@cbre.com

CASEY VEATCH

(703) 471-7522

cveatch@veatchcommercial.com

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