



PROJECT FACTS

GLA: 118,000 SF

- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks among the top ten wealthiest county in the U.S. (Census Bureau 2019)
- ▶ 61.1% of county residents have a Bachelor's Degree or higher
- ▶ Over 100,000 vehicles drive by the center daily
- ▶ Center features several 'daily needs' tenants offering shoppers 'one stop' shopping

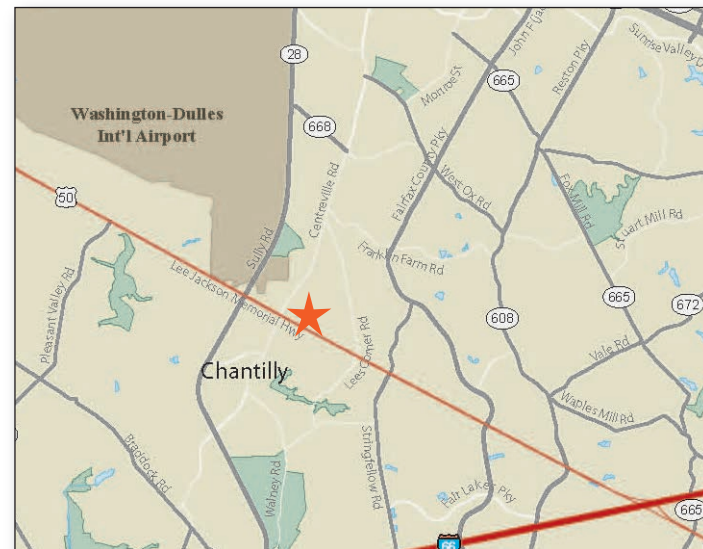
FEATURED TENANTS

Aldi, CVS/pharmacy, Auto Zone, The Tile Shop, Cort Furniture, Chick-fil-A. *Opening in 2021: TD Bank, Wayback Burger*

2020 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 11,955 | \$145,441 | 3,802 |
| 3 mile | 76,257 | \$186,352 | 25,517 |
| 5 mile | 246,055 | \$161,871 | 86,551 |

2020 ESRI



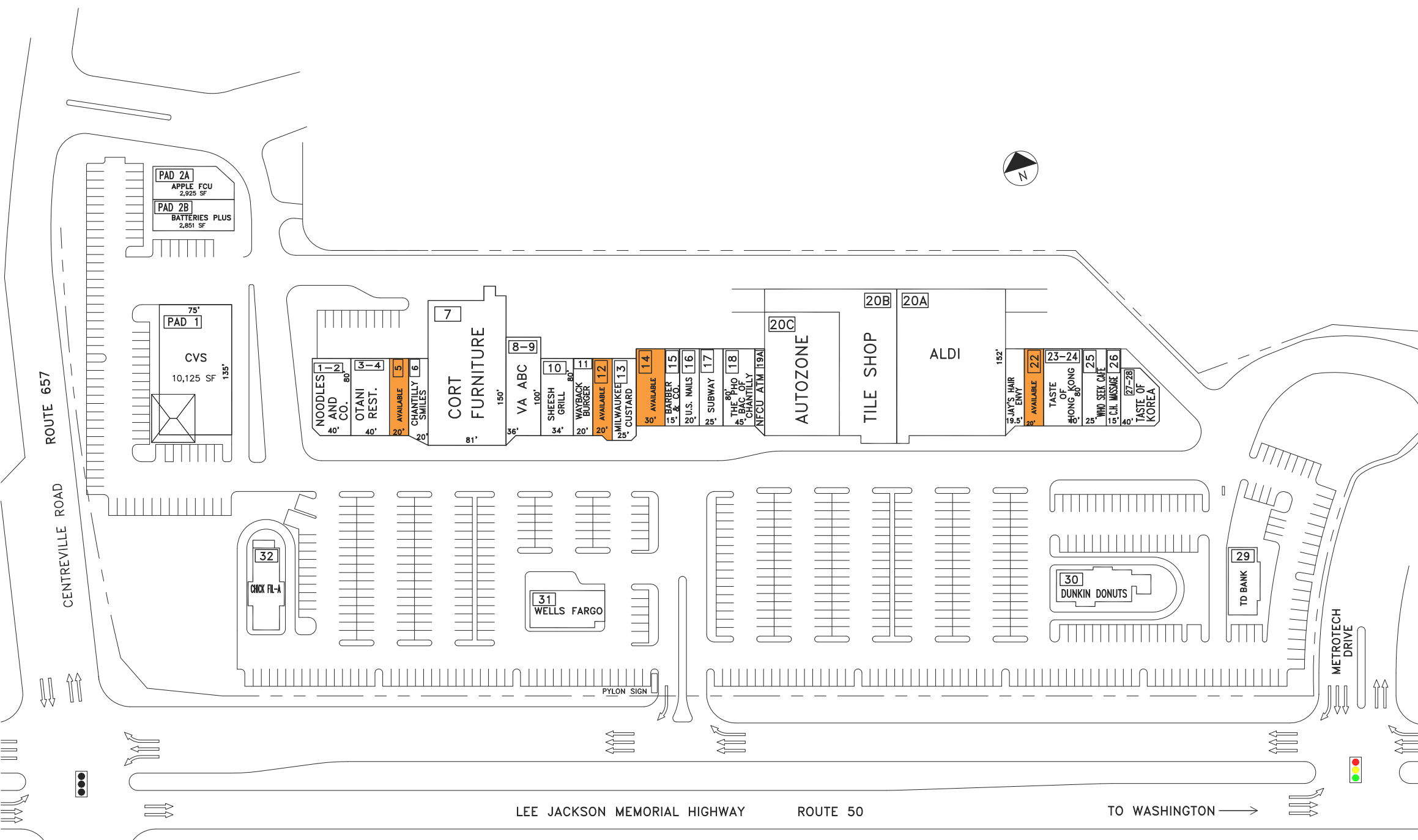
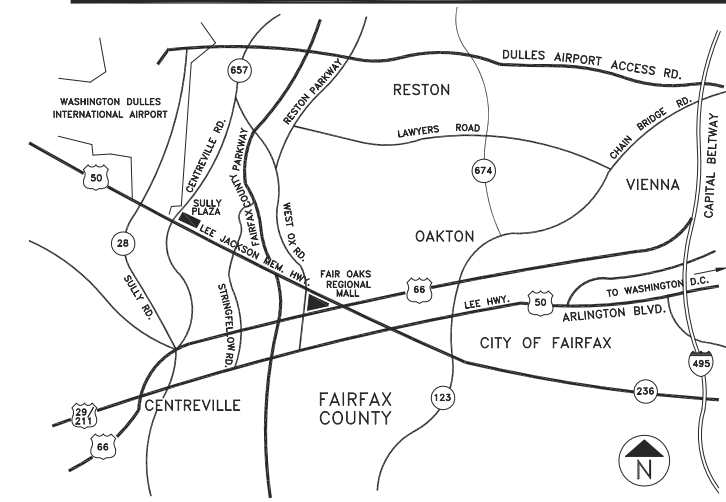
LOCATION
Route 50 & Centreville Road - Chantilly, VA

LEASING CONTACT
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SULLY PLAZA

CHANTILLY, VIRGINIA



TENANT ROSTER

| | | | | | |
|-----|--------------------------|-----------|-------|--------------------|-----------|
| 1-2 | NOODLES & CO. | 3,200 SF | 19A | NFCU ATM | 100 SF |
| 3-4 | OTANI RESTAURANT | 3,200 SF | 20A | ALDI | 18,844 SF |
| 5 | AVAILABLE | 1,600 SF | 20B | TILE SHOP | 8,830 SF |
| 6 | CHANTILLY SMILES | 1,600 SF | 20C | AUTOZONE | 12,000 SF |
| 7 | CORT FURNITURE | 12,172 SF | 21 | JAY'S HAIR ENVY | 1,573 SF |
| 8-9 | VA ABC | 3,600 SF | 22 | AVAILABLE | 1,600 SF |
| 10 | SHEESH GRILL | 2,720 SF | 23-24 | TASTE OF HONG KONG | 3,200 SF |
| 11 | WAYBACK BURGER | 1,600 SF | 25 | WHO SEEK CAFE | 2,000 SF |
| 12 | AVAILABLE | 1,600 SF | 26 | C.H. MASSAGE | 1,200 SF |
| 13 | MILWAUKEE FROZEN CUSTARD | 2,000 SF | 27-28 | TASTE OF KOREA | 2,188 SF |
| 14 | AVAILABLE | 2,400 SF | 29 | TD BANK | 2,100 SF |
| 15 | BARBER & COMPANY | 1,200 SF | 30 | DUNKIN DONUTS | 3,200 SF |
| 16 | U.S. NAILS | 1,600 SF | 31 | WELLS FARGO | 3,500 SF |
| 17 | SUBWAY | 2,000 SF | 32 | CHICK FIL-A | 3,200 SF |
| 18 | THE PHO BAC OF CHANTILLY | 3,376 SF | | | |

| | | |
|--------|----------------|-----------|
| PAD 1 | CVS | 10,125 SF |
| PAD 2 | APPLE FCU | 2,925 SF |
| PAD 2B | BATTERIES PLUS | 2,851 SF |

| | |
|------------------------|------------|
| PARKING PROVIDED = | |
| PARKING REQUIRED = | |
| GLA AS PER RENT ROLL = | 123,323 SF |
| ZONED = | C-6 |
| REV. DATE = | JAN 2020 |

SULLY PLAZA

LEE JACKSON MEMORIAL HWY. & CENTREVILLE RD.
CHANTILLY, VIRGINIA 22021

LEASING PLAN



COMBINED PROPERTIES INCORPORATED

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THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN OR SAID. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'
APPROX. SCALE