

SULLY PLAZA Chantilly, VA 20151



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 2021)
- ▶ 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

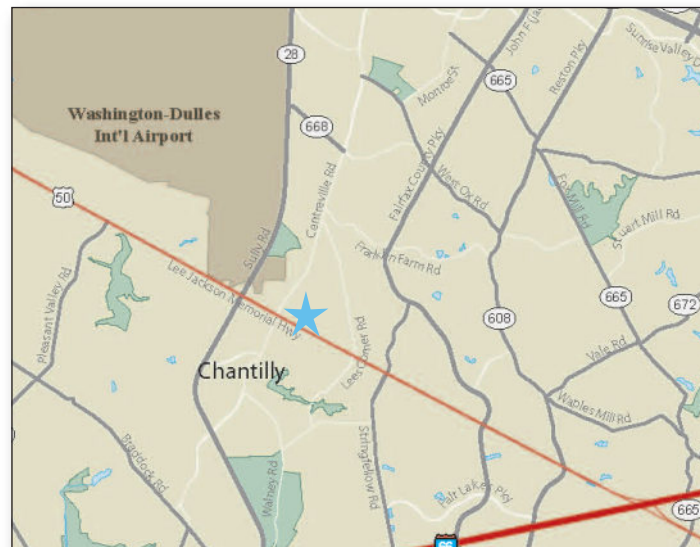
FEATURED TENANTS

Aldi, CVS/pharmacy, Auto Zone, The Tile Shop, Chick-fil-A

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,603	\$165,873	4,005
3 mile	78,248	\$211,186	25,927
5 mile	251,203	\$186,901	88,717

2023 ESRI

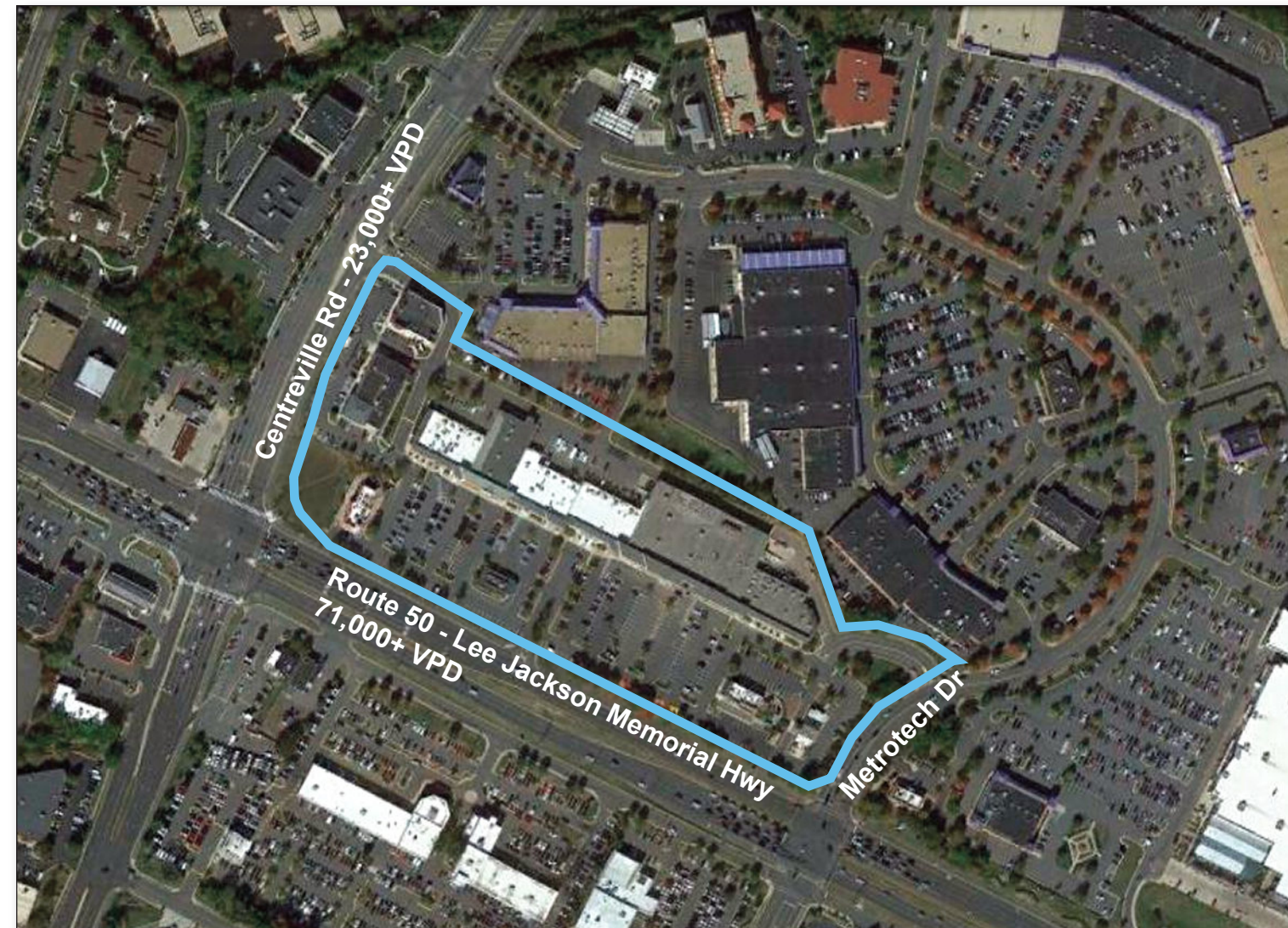


LOCATION

Route 50 & Centreville Road - Chantilly, VA

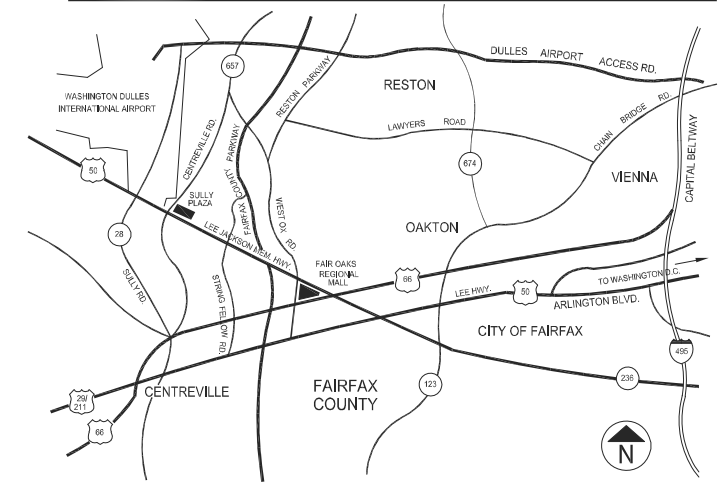
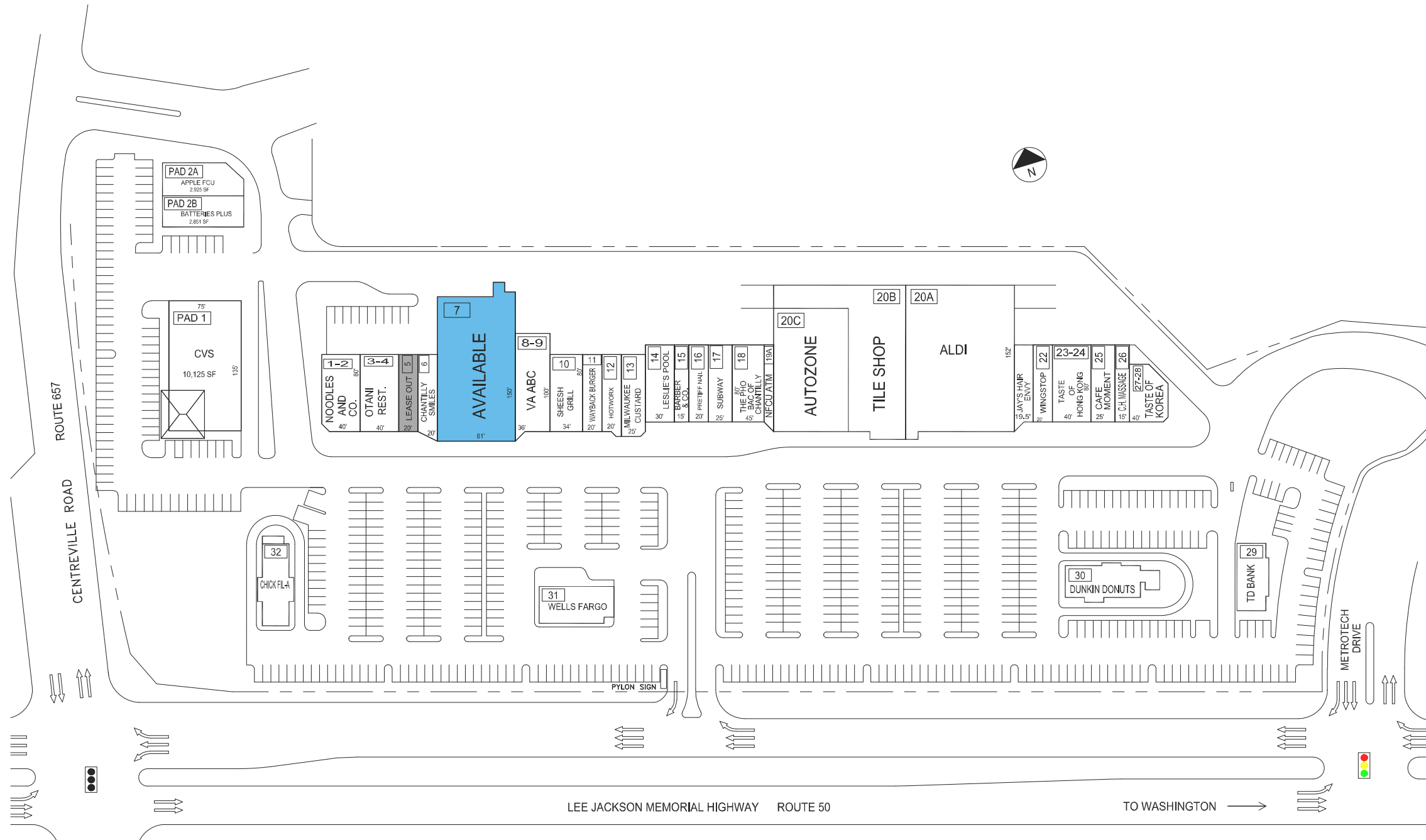
LEASING CONTACT

David Paik
202.736.2804 | DPaik@combined.biz



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	LEASE OUT	1,600 SF	20B	TILE SHOP	8,865 SF
6	CHANTILLY SMILES	1,600 SF	20C	AUTOZONE	12,000 SF
7	AVAILABLE	12,542 SF	21	JAY'S HAIR ENVY	1,573 SF
8-9	VA ABC	3,600 SF	22	WINGSTOP	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	CAFE MOMENT	2,000 SF
12	HOTWORX	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	LESLIE'S POOL	2,400 SF	29	TD BANK	2,100 SF
15	BARBER & COMPANY	1,200 SF	30	DUNKIN DONUTS	3,200 SF
16	PRETIFF NAIL SALON	1,600 SF	31	WELLS FARGO	3,500 SF
17	SUBWAY	2,000 SF	32	CHICK FIL-A	4,792 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 2024

SULLY PLAZA

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

LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. REPRESENTATIVE USE ONLY. OCCUPANCY TYPES OF BUSINESS OR TRADE SHOWN IN THIS DRAWING ARE ALSO SUBJECT TO CHANGE. REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. NO PORTION OF THIS DRAWING OR STRUCTURE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE LAYOUT AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. THE LAYOUT IS SUBJECT TO CHANGE.

0' 50' 100'

APPROX. SCALE



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013