



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Fully Contained Retail frontage.  
5-10 year Terms NNN lease.

### PROPERTY HIGHLIGHTS

- On-site ample parking
- Walkable Location to multifamily and retail properties
- Adjacent to Federal Plaza, Panera, WaveMax Laundry, Oh Mama Grill
- Retail Frontage facing heavily traveled intersection of Rollins/E Jefferson Street
- Tenant-Rep commissions up to 5%

### OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
Estimated Nets:	\$9.81 SF/yr
Number of Available Units:	1
Available SF:	1,200 SF
Building Size:	9,300 SF

SPACES	LEASE RATE	SPACE SIZE
178 Rollins Ave	\$37.50 SF/yr	1,200 SF



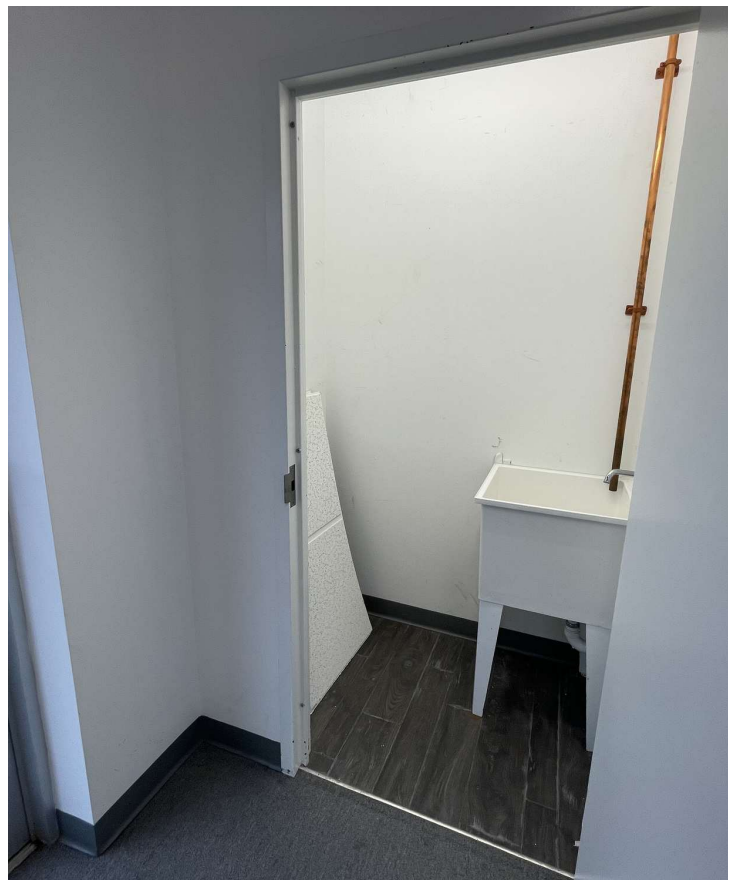
## LEASE INFORMATION

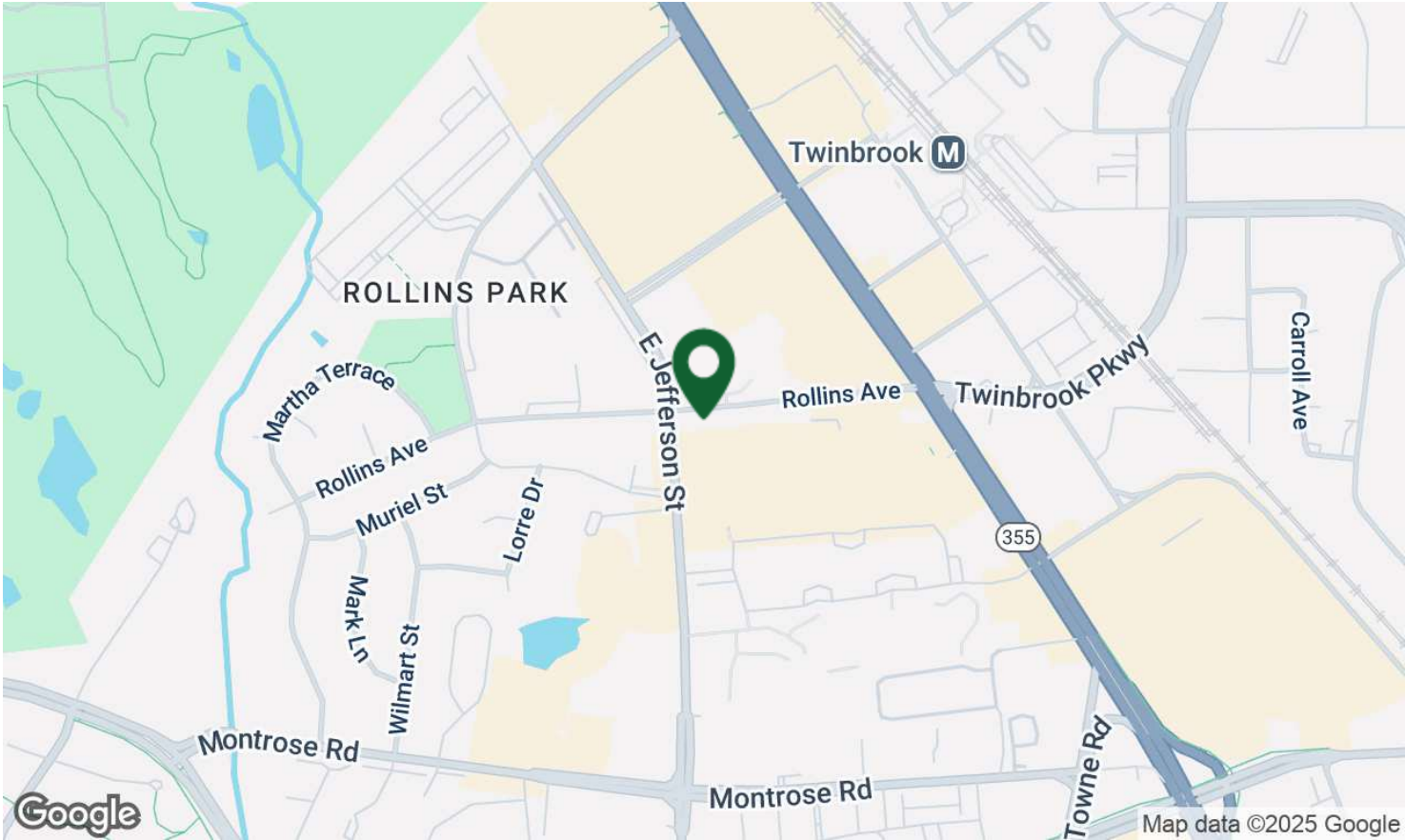
Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,200 SF	Lease Rate:	\$37.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
178 Rollins Ave	Available	1,200 SF	NNN	\$37.50 SF/yr	Rollins Ave provides the perfect amount of parking and retail frontage at the corner of Jefferson and Rollins Ave. This space features an open design with private bathroom and both front and rear entrances.







DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	4,570	9,673	22,138
Median age	42	41	41
Median age (Male)	39	39	39
Median age (Female)	44	43	42
Total households	2,199	4,541	10,009
Total persons per HH	2.1	2.1	2.2
Average HH income	\$137,206	\$136,529	\$141,679
Average house value	\$706,847	\$700,031	\$668,075

## ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

## SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

### Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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