

EXCLUSIVE OFFERING FROM CPG

WELLERS CORNER RETAIL
ASHBURN, VA 20147

Existing Leased Retail Building with Approved Pad Site

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CONTENTS

EXECUTIVE SUMMARY	03
AERIAL	04
PROPERTY INFO	05
RENDERINGS	06
FLOOR PLANS	07
MAPS	08
PHOTOS	09-10
BUSINESSES AERIAL	11
CONTACT	12

BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR GUIDANCE
STUDY PERIOD	30 DAYS
SETTLEMENT	30 DAYS
DEPOSIT	5% OF PURCHASE PRICE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

CPG Realty, LLC, "CPG", as exclusive representative to the seller, is pleased to offer for sale the 100% fee simple interest in Wellers Corner Retail, a 0.75 acre land parcel improved with an existing 2,720 sf, two-story retail building, known as 20706 Wellers Corner Road, Ashburn, VA, and including a retail pad approved for a new 5,422 sf building, together and hereafter referred to as the "Property".

The first floor of the existing retail building is 100% leased to Yum Yum Foods, LLC on a new 10 year lease with annual rent escalations. The second floor is currently vacant and in shell condition, creating an opportunity to be fit out and leased as either an apartment or office space. The Approved Pad Site is fully engineered and designed for a large 4,974 sf retail space on the first floor and three, one bedroom apartments on the 2nd floor. The property includes an existing, paved 35 space parking lot to 100% serve the retail buildings. The Property is part of the Wellers Corner residential project, which was built out by Dan Ryan Builders in the early 2020's.

The Property has frontage on Ashburn Road and is directly across from the Washington and Old Dominion Trail (W&OD Trail). The W&OD trail is a major hiker and biker trail in Ashburn, VA with millions of visitors every year, making this a great location for additional restaurants, coffee shops, breweries and retail. Within a three mile radius, the population is nearly 100,000, with an average household income in excess of \$175,000.

DEMOGRAPHICS

*BASED ON 3 MILE RADIUS



93,593
POPULATION



\$175,271
AVERAGE
HOUSEHOLD INCOME



34,110
HOUSEHOLDS

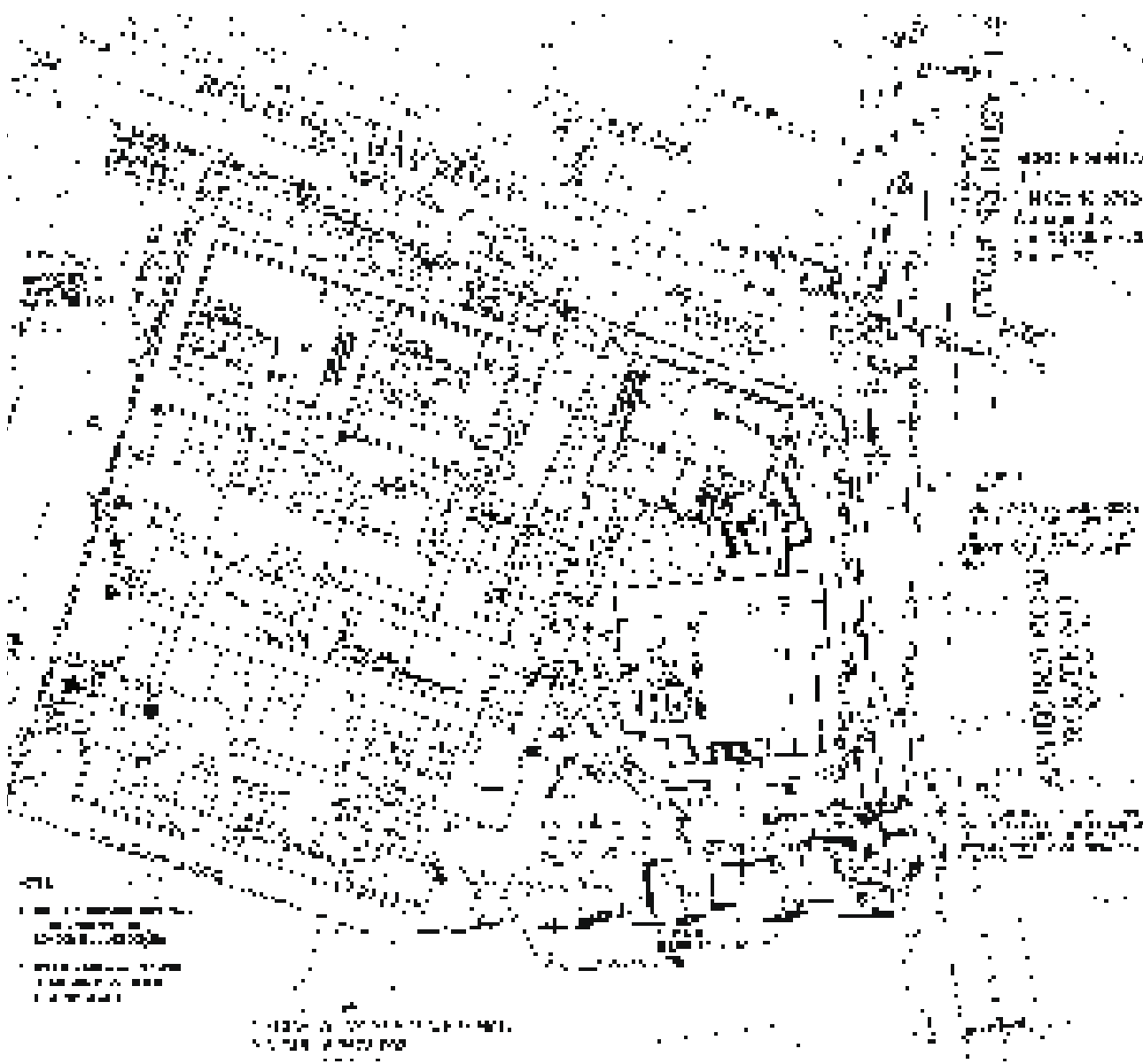


HAY ROAD

W&OD TRAIL

641 ASHBURN ROAD 641

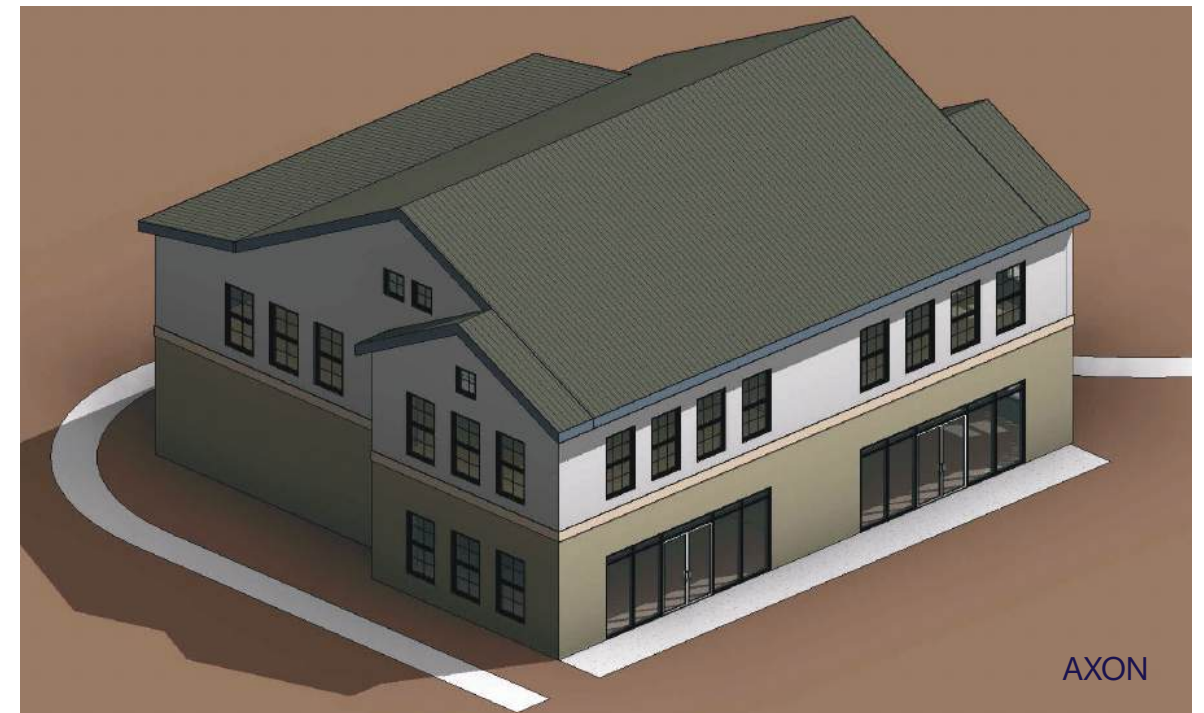
AERIAL



SITE PLAN

SITE SUMMARY

PROPERTY:	20706 Wellers Corner Sq & 212615 Wellers Corner Sq Ashburn, VA 20147
PIN:	085163859000
ACREAGE:	0.75 Acres
EXISTING BUILDING:	2,720 sf 2-sty Retail
PROPOSED BUILDING:	5,422 sf Mixed Use
ZONING:	RC - Rural Commercial
PARKING:	35 Surface Lot Spaces
APPROVED USES:	• Banquet/Event Facility • Craft Beverage Manufacturing • Food Preparation • Restaurant • Office • Antiques, Arts, & Crafts • Kennel, Indoor • Hotel/Motel • Child Day Care • Bank or Financial Institution • Convenience Store (Gas w/S) • Retail • Medical Care • Contractor



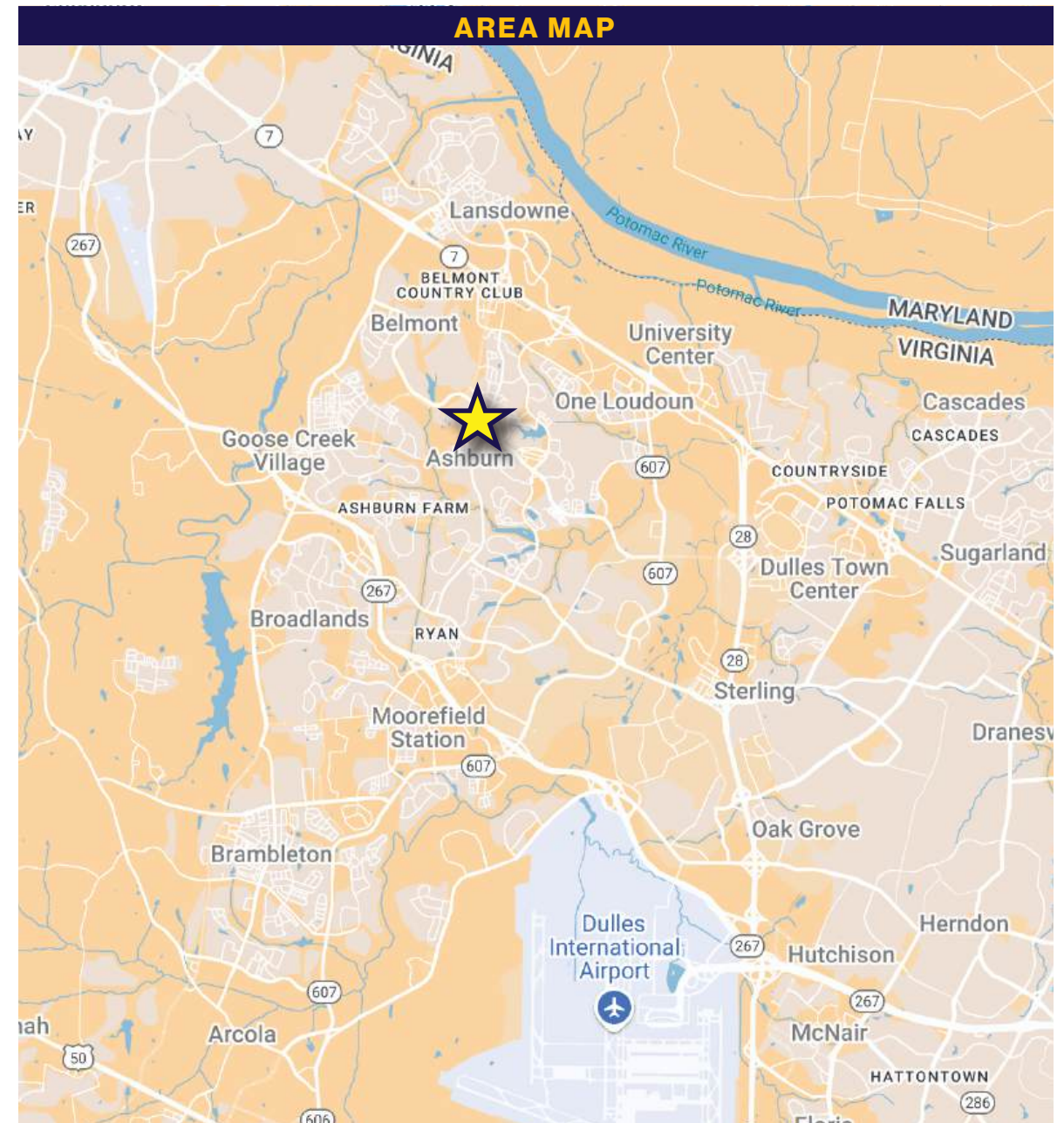
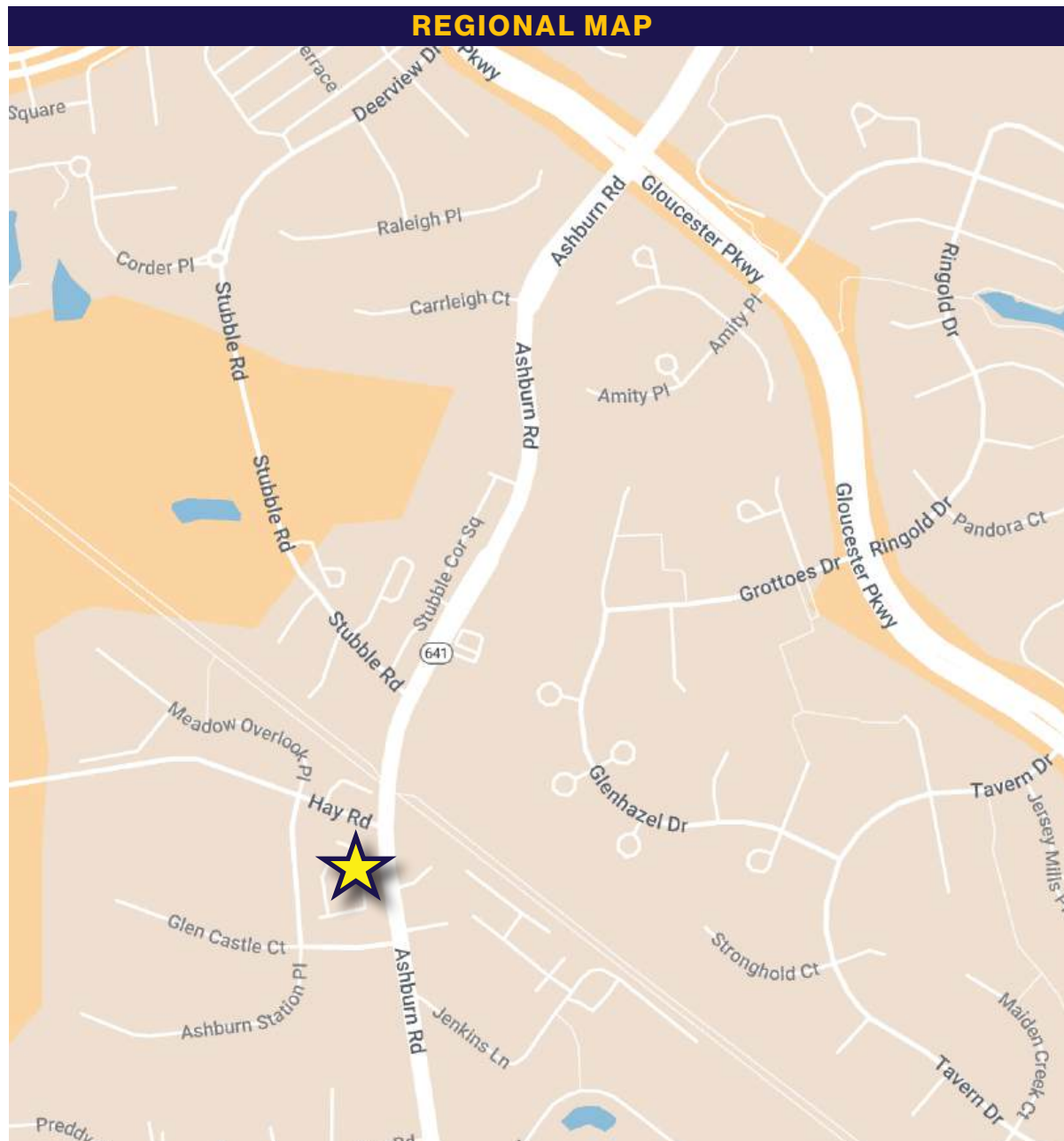
RENDERINGS FOR NEW BUILDING

LPA
LOVELESS PORTER
 ARCHITECTS, LLC

CONCEPTUAL PLAN INFORMATION:

Conceptual Plans were created by
 Loveless Porter Architects and are subject to change.



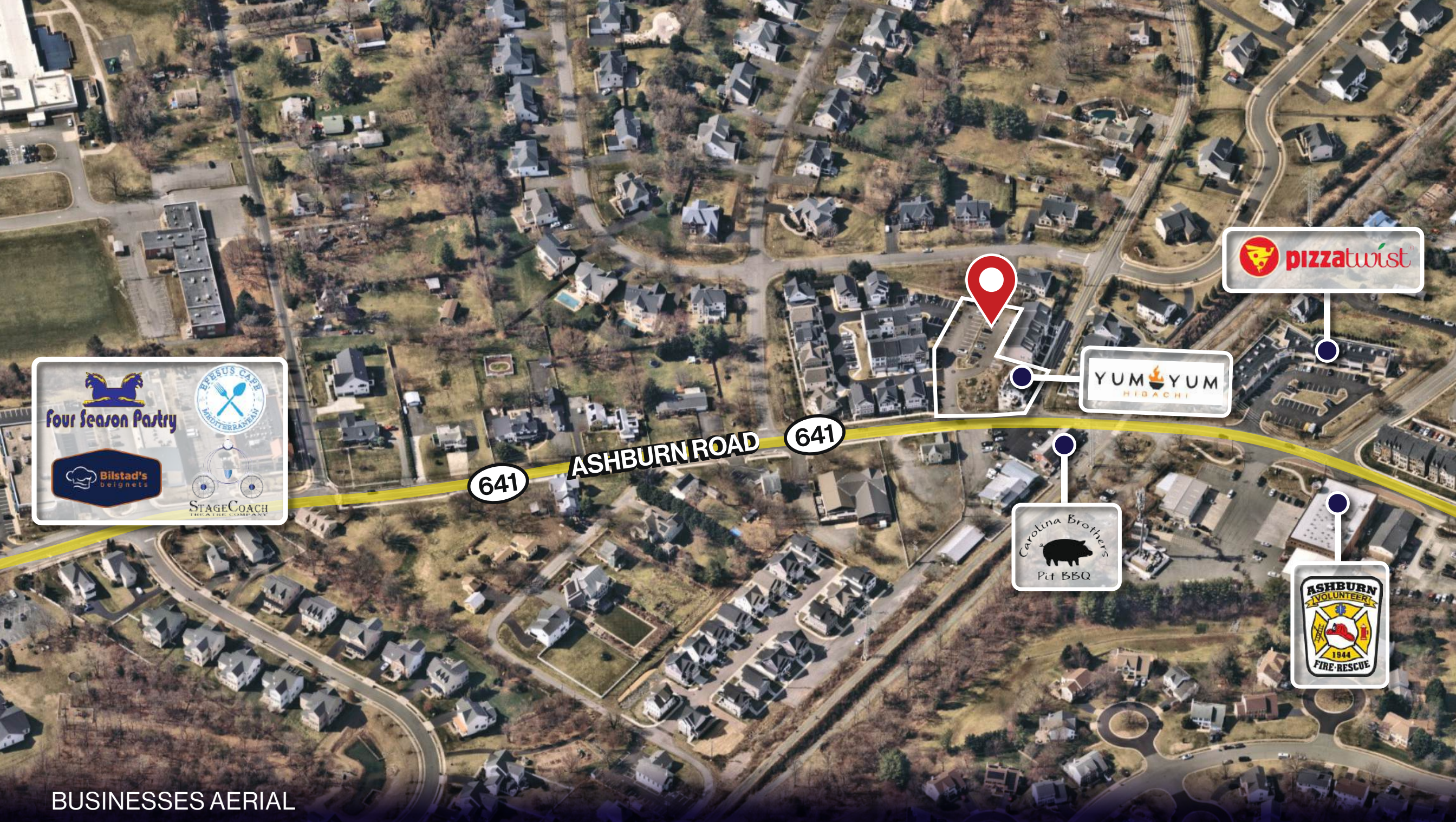




ENTRANCE/PARKING



LEFT SIDE/REAR









BUSINESSES AERIAL

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