



# 13986 METROTECH DRIVE

CHANTILLY, VA 20151





## PROPERTY HIGHLIGHTS

- Drive-thru available
- 2,450 sf building on 40,172 sf parcel
- Next to Sully Plaza Shopping Center
- Easy access to traffic light and close to Route 50
- High average household income level of \$184,725

**DULLES INTERNATIONAL**

- Served 15.0 Million Passengers in 2021
- 37 Airlines Operate Out of Dulles 139 Gate
- Annual IAD Passenger Retail Spending in Virginia is \$351.7M

Smithsonian  
**STEVEN FUDVAR-HAZY CENTER  
NATIONAL AIR & SPACE MUSEUM**

**FRANKLIN FARM  
VILLAGE CENTER**  
Giant

**13986  
METROTECH DR**

**CHANTILLY CROSSING**  
Costco  
Target PartyCity  
Office DEPOT

**SULLY SQUARE**

**SULLY PLACE**  
Lowes  
at home  
LOTTE Market  
PETS MART

**SULLY PLAZA**  
ALDI CVS  
The Shop

**CHANTILLY PLACE**  
Walmart

**CHANTILLY PLAZA**  
2ND  
DOLLAR TREE

**THE FIELD AT  
COMMONWEALTH**  
Wegmans

**GREENBRIAR T/C**  
ROSS  
DRESS FOR LESS  
Marshalls  
Total Wine  
& More  
Giant  
BOB'S FURNITURE

**SULLY STATION S/C**  
FUN LAND  
DOLLAR TREE

**TEXAS**  
eggspectation  
Meat Market



**Site Plan Key**

AVAILABLE

NOT PART OF SUBJECT PROPERTY

0 400 FEET







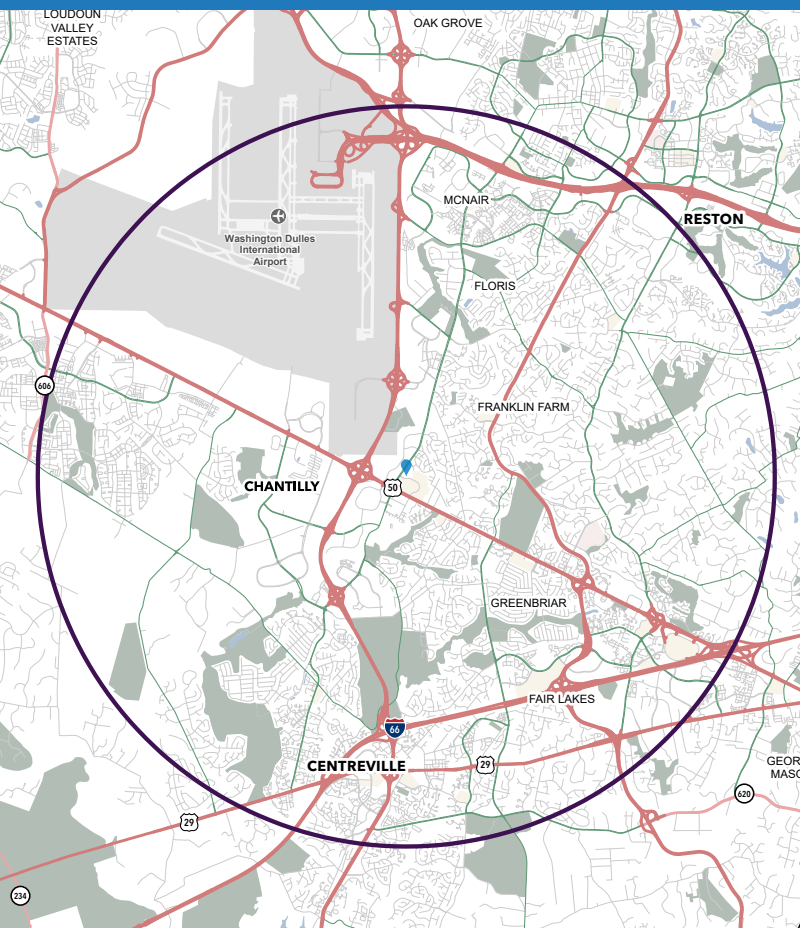




## CHANTILLY, VA

### DEMOGRAPHIC PROFILE (2022)

13986 Metrotech Drive  
5 mile ring



#### KEY FACTS

250,557

Population

36.6

Median Age

88,597

Households

#### EDUCATION



11%

High School Diploma



35%

Bachelor's Degree



31%

Graduate/Professional Degree

#### BUSINESS



8,419

Total Businesses



268,676

Daytime Population



581

Food Srv & Drinking Places

#### INCOME



\$137,679

Median Household Income

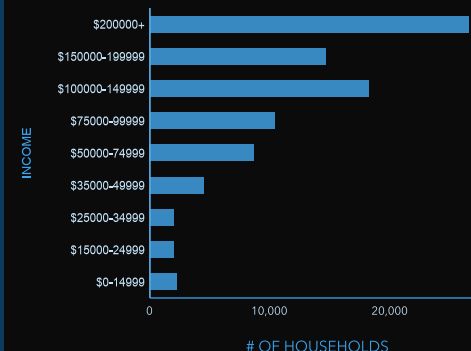


\$65,288

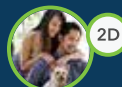
Per Capita Income

\$184,725

AVERAGE HH INCOME (\$)



#### TAPESTRY SEGMENTS



2D

Enterprising Professionals

36,815 (41.6%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



1B

Professional Pride

17,359 (19.6%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.



3B

Metro Renters

9,860 (11.1%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



## Please Contact

Brian Mitchell  
240.482.3604 (direct)  
bmitchell@hrretail.com

3 Bethesda Metro Center,  
Suite 620  
Bethesda, Maryland 20814  
301.656.3030