

savills

INVESTMENT  
SALE

# 3.14 Acre Auto Service Retail Center

SWEETWATER CENTER  
200 DAVIS DRIVE, STERLING, VA

## INVESTMENT HIGHLIGHTS

Sale Price:  
**+/- \$10.5 M**

2022 NOI:  
**+/- \$630,000**

**3.14**  
Acres

**19,485 SF**  
Total (multiple bldgs.)

**Longterm**  
Leases

## OVERVIEW

Savills is pleased to offer for sale to qualified investors, an attractive Metropolitan Washington, D.C. area auto-service retail center located in Sterling, Loudoun County, VA.

The property was developed for auto-service and car wash uses and is leased to multiple auto-service tenants including Mr. Tire (a Monro company), Autobell Car Wash, Inc., Bubble & Shine Self-Serve Wash and Sunoco/Food Mart. Sweetwater is located at the intersection of Sterling Boulevard and Davis Drive north of Washington Dulles International Airport in rapidly growing, amenity-rich Loudoun County, which boasts the nation's highest per household income. In addition to Dulles Airport, major area employers include Verizon, Raytheon, United Airlines, Amazon, Orbital Sciences and VISA International.



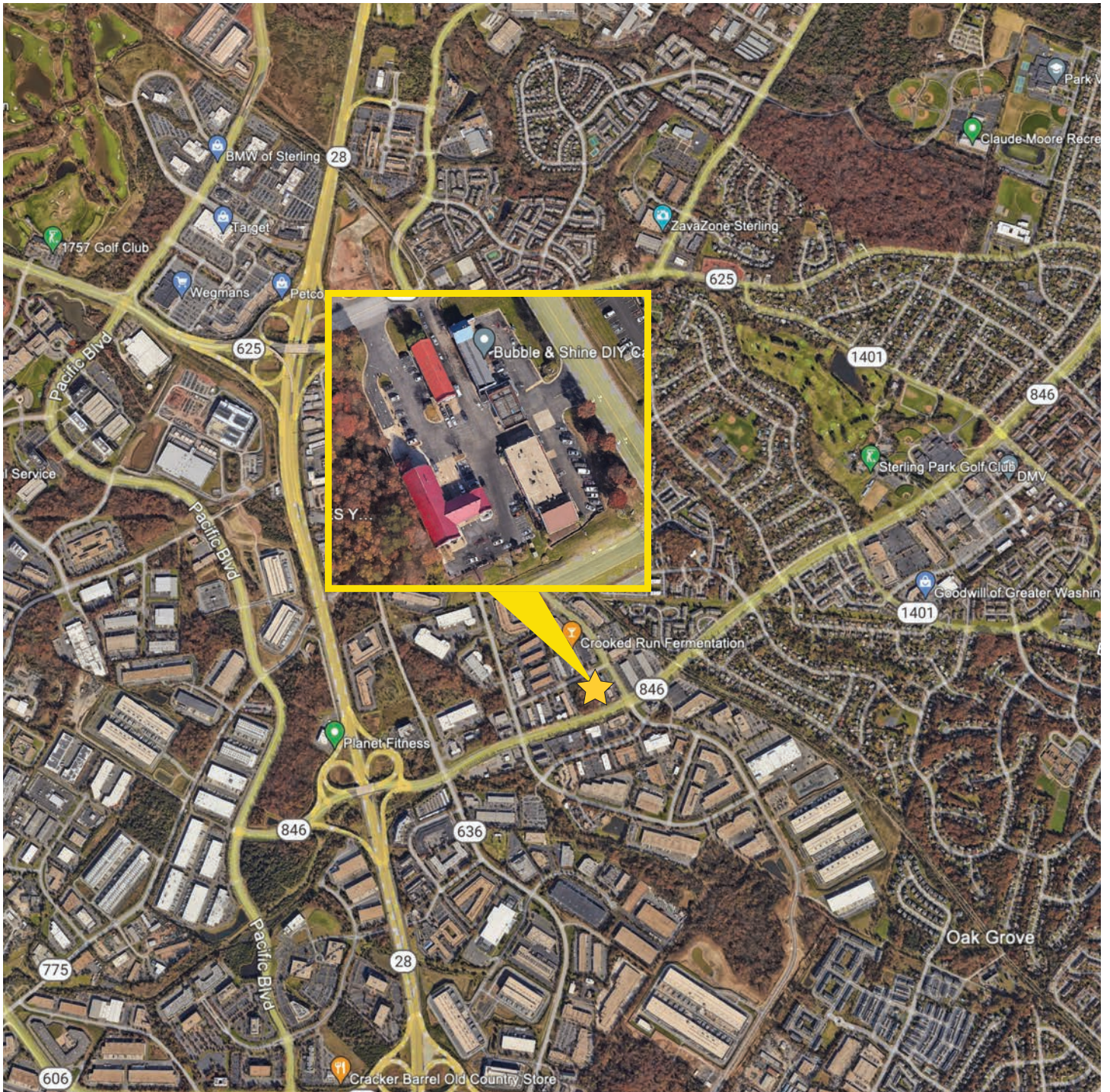
# 200 DAVIS DRIVE, STERLING, VA

## Property Information

<b>Property Name:</b>	Sweetwater Center
<b>Property Address:</b>	200 Davis Drive, Sterling, VA 20164
<b>County:</b>	Loudoun
<b>Current Use:</b>	Automobile Services Center
<b>Tax Map No.:</b>	033-37-6374 (Davis Drive) and 033-37-4969 (45655 Shepard Drive)
<b>Parcel Size:</b>	3.14 [136,778 SF]
<b>Building Size:</b>	19,485 SF (multiple buildings)
<b>Zoning:</b>	PD-1P (with special use permits)
<b>Location:</b>	NW corner Sterling Boulevard and Davis Drive
<b>Street Frontage:</b>	350' on Sterling Boulevard; 450' on Davis Drive and 320' on Shepard Drive
<b>Major Tenants:</b>	Autobell Car Wash, Mr. Tire (Monro), HT Auto Care, and Sunoco/Food Mart, Bubble & Shine DIY Car Wash
<b>Utilities (Water, Sewer, Electric, Gas):</b>	Onsite
<b>Storm Water:</b>	Regional
<b>Parcel Shape:</b>	Rectangular
<b>Property Dimensions:</b>	300' x 460' (Nominal)
<b>Surrounding Properties:</b>	Service industrial buildings north and east, vacant lot to west, Beltway Brewing Company and Truist Bank to south
<b>Net Operating Income:</b>	Provided w/ Confidentiality Agreement TBD



# Sweetwater Center • 200 Davis Drive, Sterling, VA



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