



Summary

Available SF: 4,800 SF
 Lease Rate: \$39/SF NNN
 NNN: \$10.75/SF
 Available: February 1, 2026

Property Highlights

- This fully operational restaurant has a total of 4,800 sq ft, with the first floor being 3,100 sq ft approx. 1,700 sq ft on lower level.
- Large, Outdoor Patio
- Ample free unserved parking on-site
- Kitchen equipment available for purchase
- Easy access to Route 7 toward Reston and Tysons
- Located among other top retailers and residential neighborhoods

Tour By Appointment Only (do not disturb current tenant)



Demographics	2 Mile	5 Mile	10 Mile
Total Households:	4,951	57,600	292,368
Total Population:	14,972	145,760	810,434
Average HH Income	\$216,202	\$182,533	\$178,329

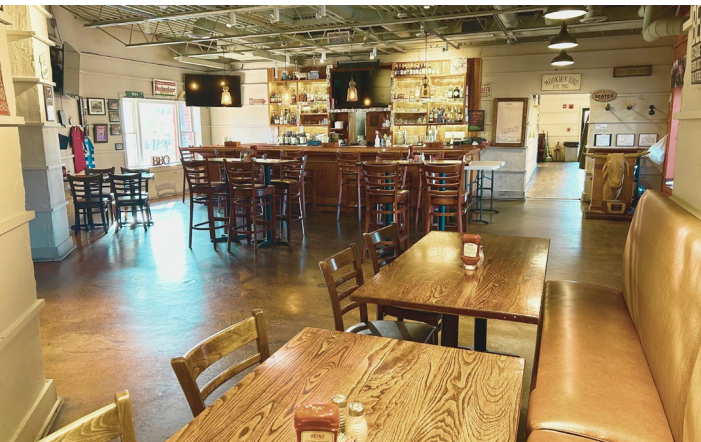
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners

703.435.4007 x 112

mconners@veritycommercial.com

Photos



Kitchen Photos

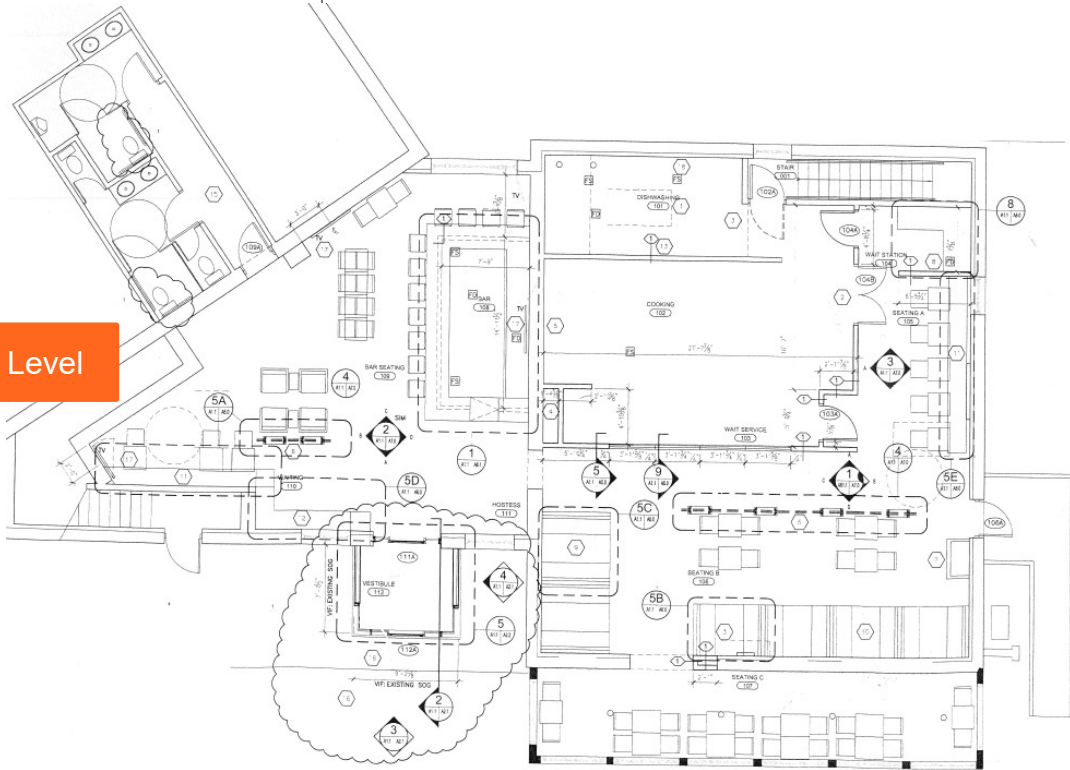


The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

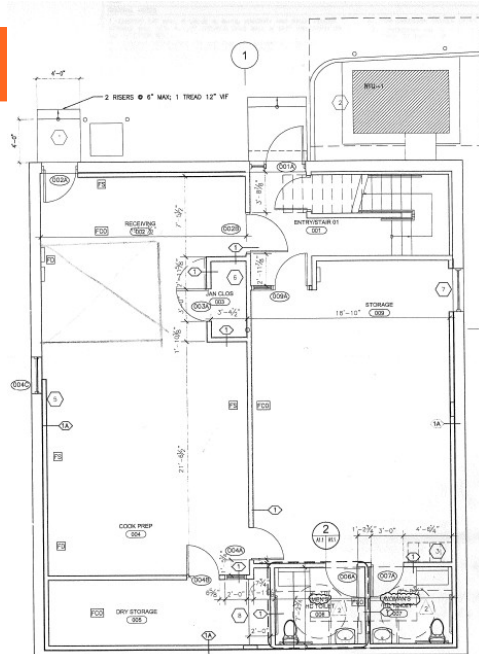
Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Floor Plans

Upper Level



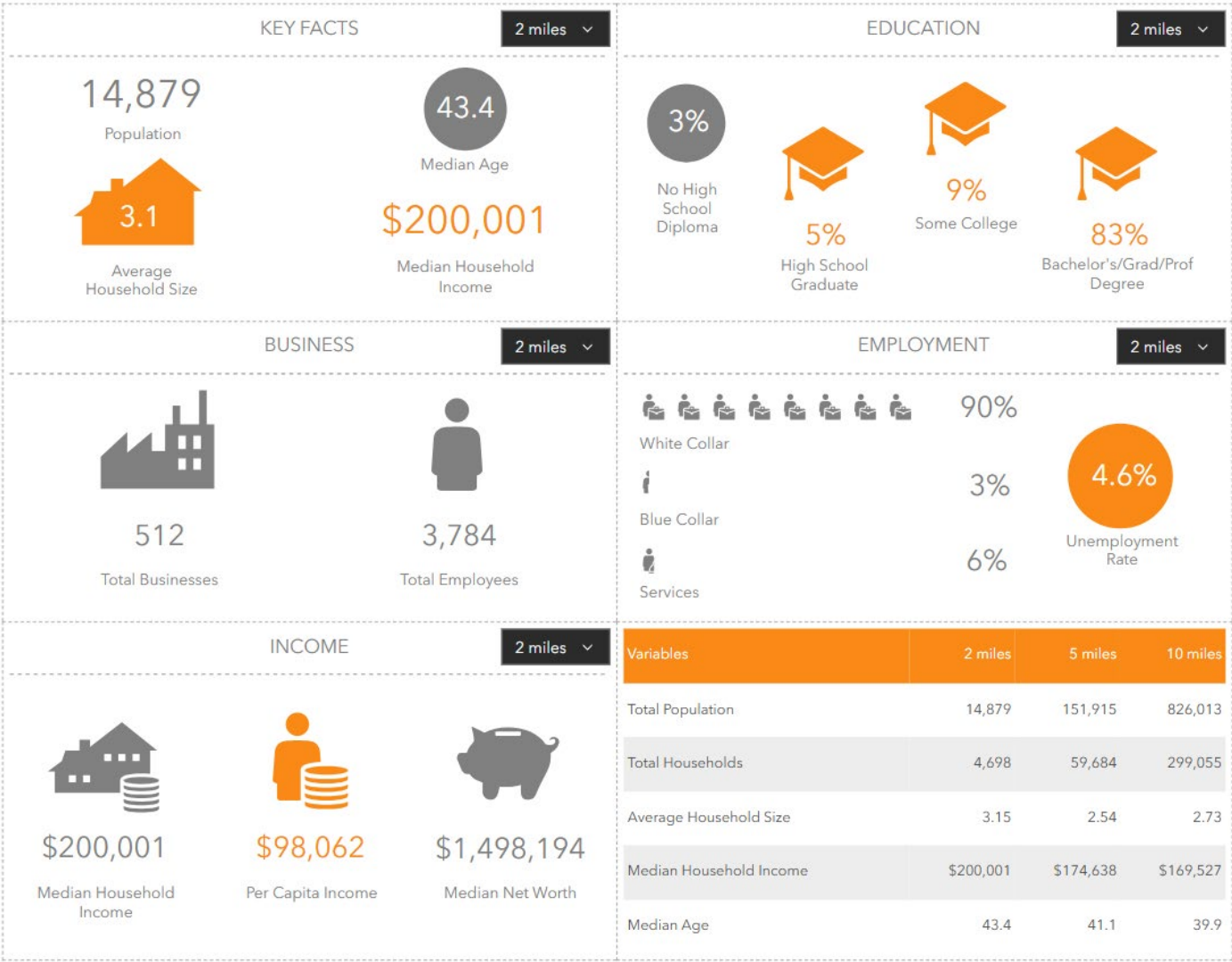
Lower Level



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners
 703.435.4007 x 112
mconners@veritycommercial.com

Within 2 Miles Infographics



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Retail Map



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com