

# FOR LEASE



**AUTO DEALERSHIP OFFERING - DO NOT DISBURB TENANT**

**Lease Rate:  
\$14,333.00 per  
month**

## PROPERTY OVERVIEW

Available for sublease, this approximately 4,000 SF building is situated in the heart of Chantilly's Car Services hub, offering prime visibility off Pleasant Valley Road. The property features a beautiful, high-quality showroom with prominent signage, making it an ideal location for auto sales and related businesses. Zoned for General Business with auto sales and auto repair permitted by right, this space is perfect for those looking to establish dealerships or expand their automotive enterprise.

The sublease space is a frontal auto park entrance unit with a modern industrial warehouse, featuring floor-to-ceiling glass windows that offer excellent visibility and accessibility. The property includes 60 assigned exterior parking spaces, plus additional vehicle display parking spots, with ample room for customer and staff parking, as well as a car spin table showcase display. Additionally, the property boasts convenient glass drive-in showroom doors, enhancing the functionality and efficiency of operations.

The lease is priced at \$14,333 per month NNN, and the key money for improvements is negotiable. The current lease has 2 years remaining, with 2 additional five-year options available, providing flexibility for long-term occupancy. The space is designed with high-end fixtures and specialized installations tailored for a luxury car dealership and service center, making it an attractive opportunity for automotive businesses.

## PROPERTY HIGHLIGHTS

- Approximately 4,000 SF car dealership space available for sublease.
- Features a beautiful SF showroom.
- Zoned for General Business with auto sales permitted by right.
- Business is also available for sale.
- 60 parking spaces.
- Includes a convenient drive in door & Prominent Signage.

## AVAILABLE SPACES

**Auto Dealership Space**

**4,000 SF**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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**BAKH SAFAROV** • bakh.safarov@divaris.com • 571.527.8293



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25280 PLEASANT VALLEY RD , CHANTILLY, VA 20152

ADDITIONAL PHOTOS



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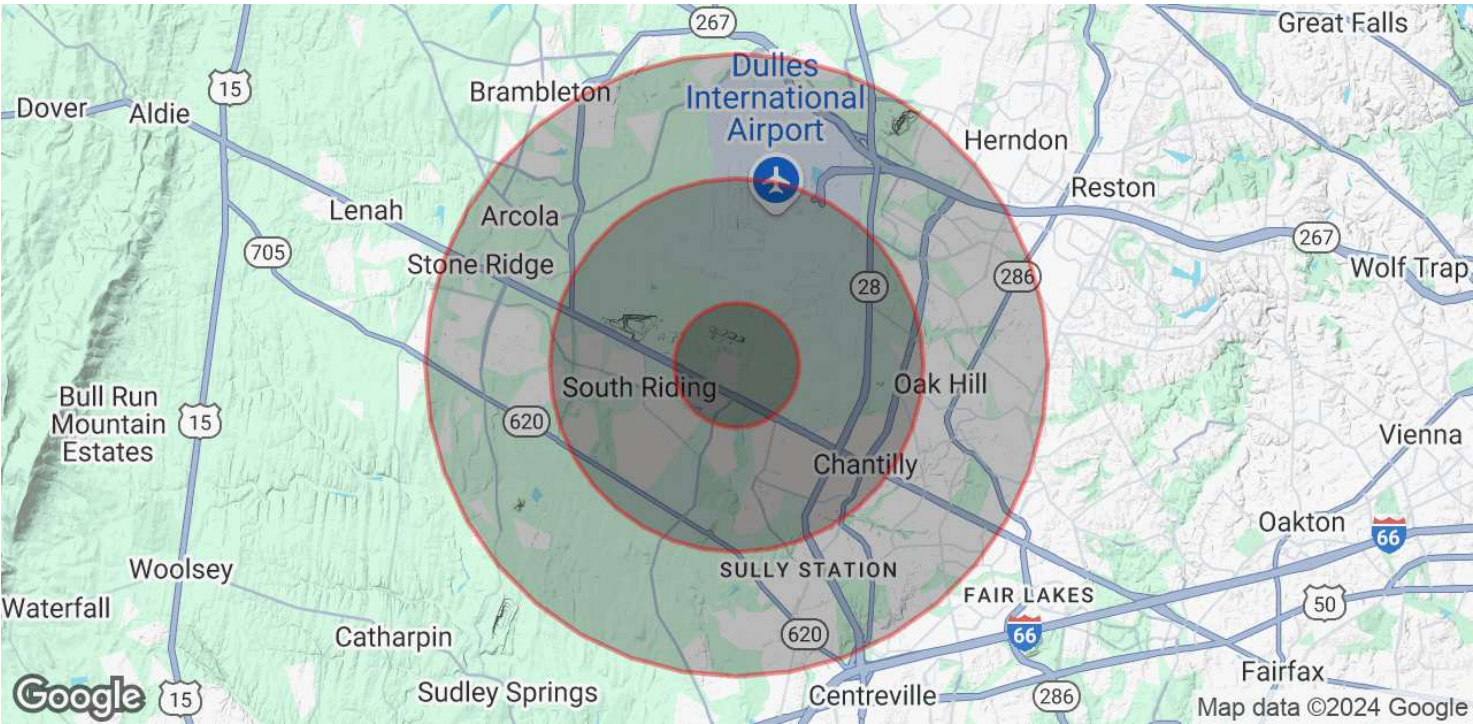
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,929	40,969	195,525
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	555	12,674	63,340
# of Persons per HH	3.5	3.2	3.1
Average HH Income	\$275,120	\$221,232	\$220,522
Average House Value	\$769,723	\$720,404	\$748,871

Demographics data derived from AlphaMap

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RETAILER MAP



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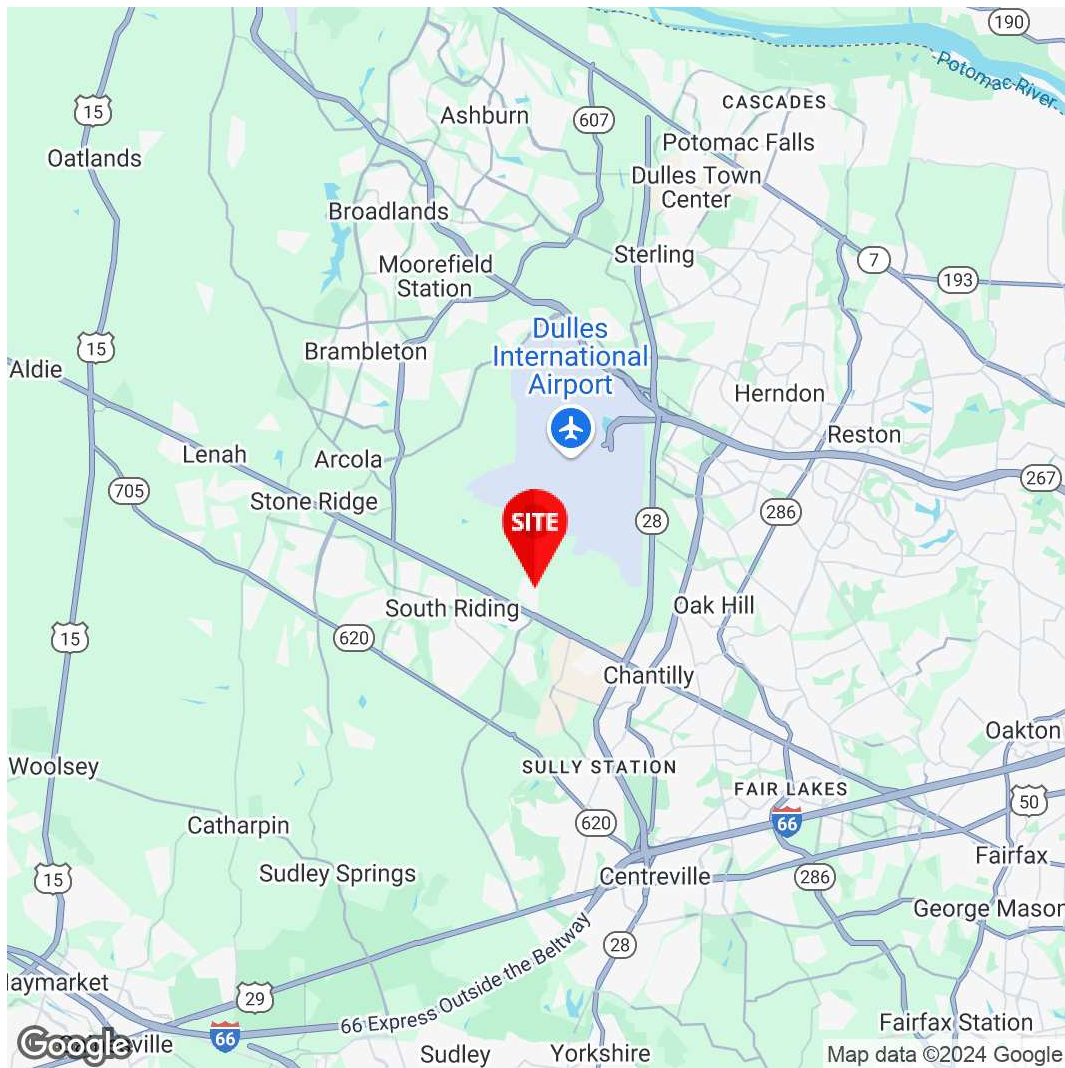
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