



Harry Byrd Highway Rt.7
93K VPD

Property Highlights:

- Flex, Retail, and Restaurant Opportunities
- Impressively High Building Height of 35' which clears 30' inside
- Column Spacing of 40 feet of Storefront by 60 feet of depth
- Broke ground August 2020

Space Details:

Actual Address: 20051 Riverside Commons Plaza, Ashburn, VA

County PIN #: 056180580 Project

Delivery: End of 2nd Quarter 2021

Available SF: 2,400-21,600 (See Exhibit C)

Base Rate (NNN): \$22.00-\$30.00

NNN Expenses: \$3.50

Parking: 5.55/1,000 SF, 366 spaces

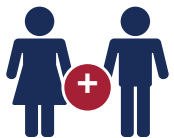
Zoning: PDIP, with Special Exception
Approved for Restaurants and Breweries

Traffic Counts: 93,000 (Rt. 7)

Limited Space Left. Rt 7 Visibility. Tons of Parking.

Statistical Snapshot:

(Within 10 minute drive radius)



AVERAGE
HOUSEHOLD SIZE
2.82



AVERAGE
HOUSEHOLD INCOME
\$146,568



TOTAL
POPULATION
103,166

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TCN
WORLDWIDE
REAL ESTATE SERVICES





Site Plan Details:

- Delivery 2nd Quarter 2021
- Broke Ground as of August 2020
- Flexibility in configuration and uses
- Route 7 visibility & Riverside Parkway
- 3 entrances and 2 with traffic signals
- Highly efficient suburban design

Distance to:

- **Leesburg:** 5mi
- **Sterling:** 8mi
- **Brambleton:** 9mi
- **Dulles Airport:** 12 mi
- **Reston:** 14 mi
- **Chantilly:** 16mi
- **Tyson's Corner:** 19mi
- **Washington, DC:** 33mi



Drone Video



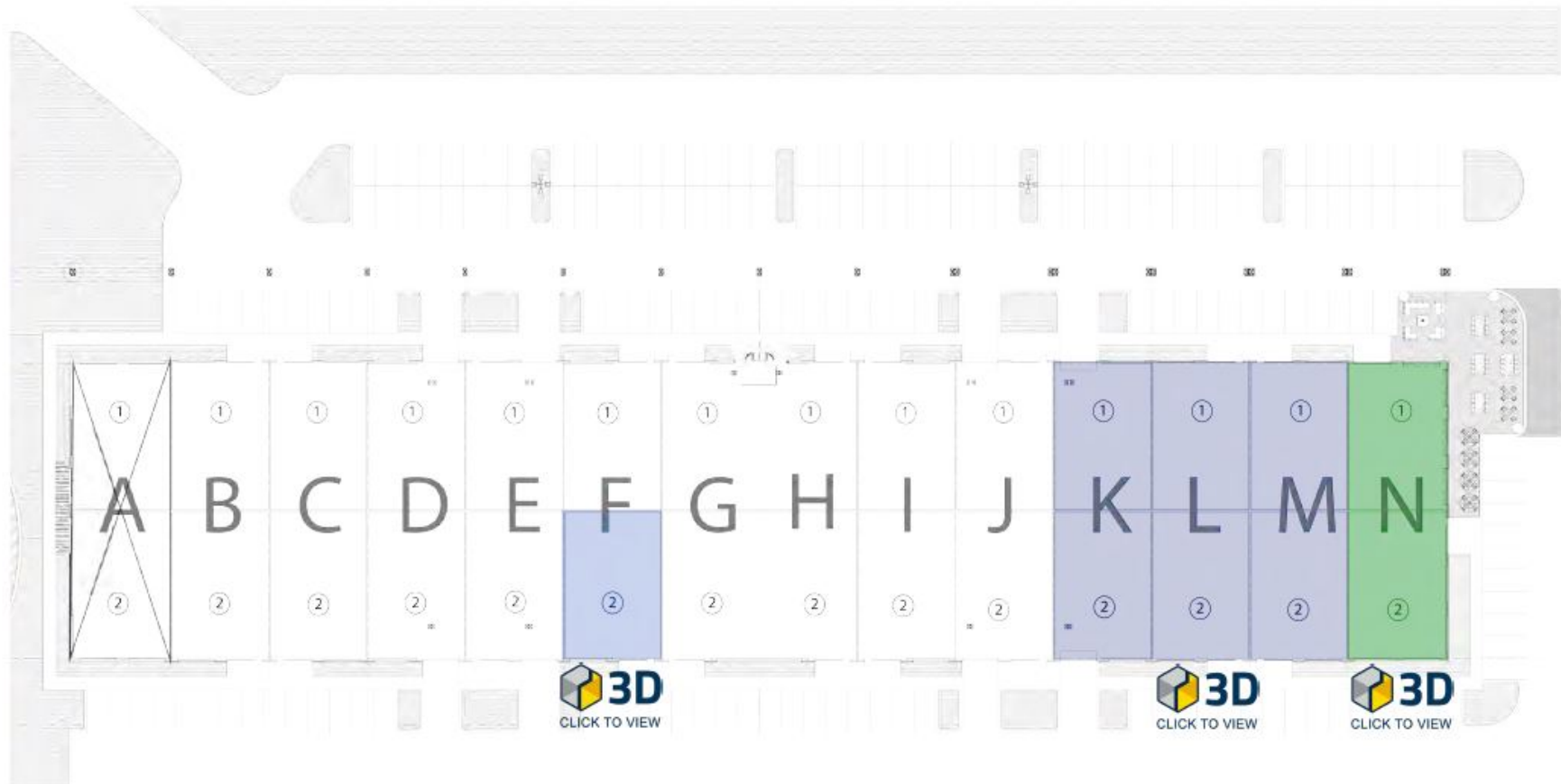




Harry Byrd Highway Rt.7
Visible to 93K VPD



Construction Status



AVAILABILITY: F2 & K-M \$22 PSF NNN & N Pricing Negotiable

F2 (2,400 SF)

K-M (14,400 SF)

N (4,800 SF)

Delivery Conditions

EACH UNIT WILL RECEIVE:

Architectural:

- Storefront with one (1) single entry door with a class-room function lock.
- Exposed concrete floor, slab on grade. An approximately five (5) foot wide block out will be provided at the sanitary sewer line location within the Unit for future plumbing connections by Purchaser.
- Exposed demising partition studs, exposed studs or masonry on Unit side of adjacent interior common walls and exposed masonry or studs, with foil faced pin mounted batt insulation from 10' above the floor to the underside of the deck on any exterior perimeter wall.

Electrical:

- Individually metered electrical service from a common electrical room. The service will be 200 amp, 120/208 V electric service. Seller will provide the meter base and assembly, but not the utility meter.
- Feeder conductors and conduit(s) between the wire trough and metering equipment; and feeder conductors and conduit(s) between the metering equipment and the main disconnect switch.
- One (1) two inch (2") empty conduit with pull string extending from the main electrical meter room to the Unit.

Plumbing:

- Sanitary sewer line stubbed to the block out area.
- 1" Domestic water line stubbed to the Unit. Purchaser to provide a remote reading water sub-meter assembly as specified by Seller.

Heating, Venting and Conditioning:

- One (1) heating unit (for 55 degrees).

Telephone/Internet:

- One (1) one inch (1") conduit with pull string extending from the main telephone/internet service room to the Unit.

Life Safety:

- Exit signs and emergency lighting as required by code. Sprinkler branch line installed with heads turned up to accommodate open ceiling plan.

*The foregoing improvements will be constructed in the Unit by Seller, at its sole cost and expense. Any improvements not so specified will be made by Purchaser, at its sole cost and expense.

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COMMERCIAL DIVISION

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