



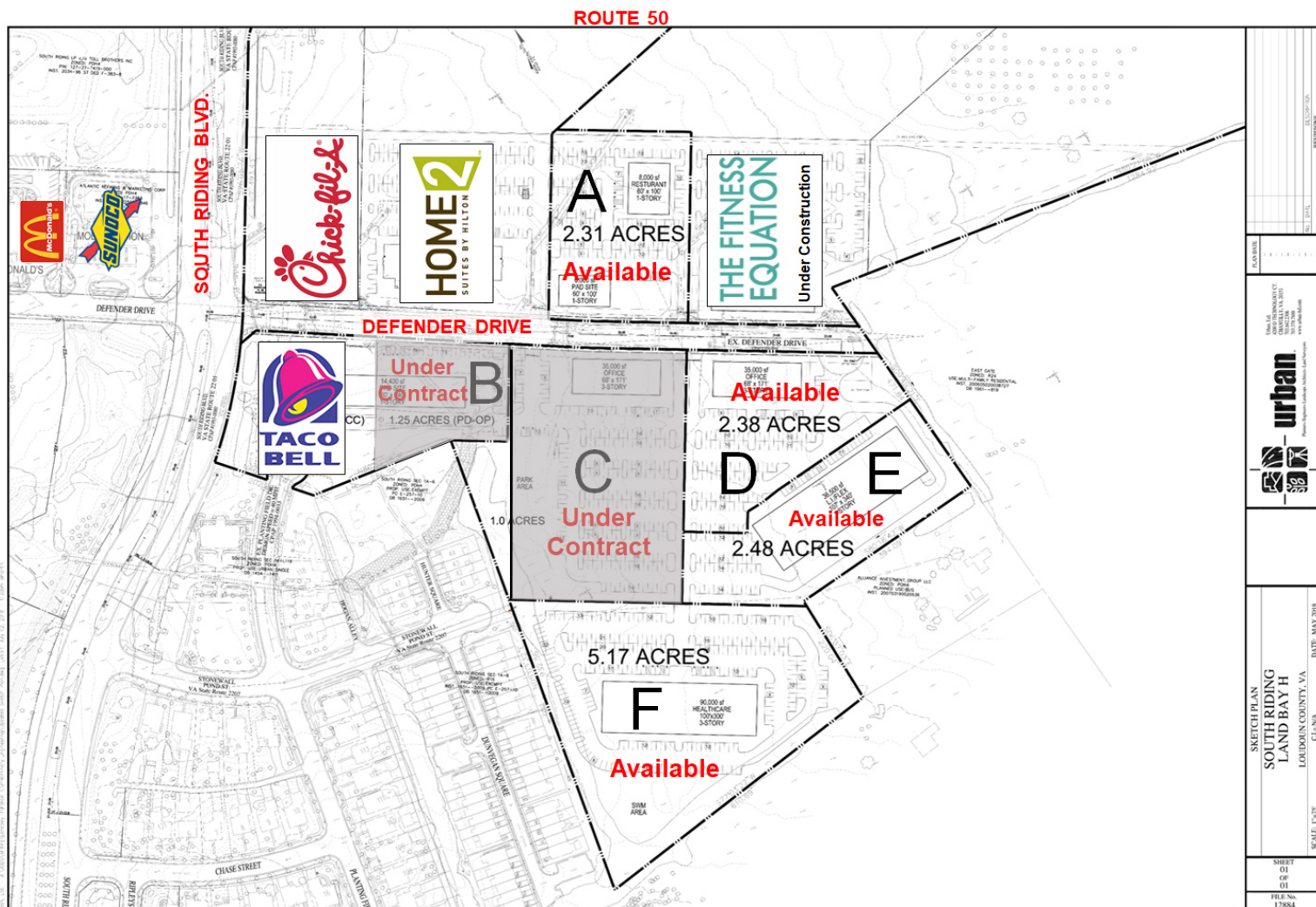
SUMMARY

- Total Acres:** Ranges from +/- 1.25 to 12.34 usable ac.
- Buildable:** Divisible in lot sizes from +/-1.25 to 12.34 ac.
- Type:** Mixed-Use
- Zoning:** PD-OP

PROPERTY HIGHLIGHTS

- Directly alongside major commuter highway - Route 50 with visibility
- Adjacent to major airport - Dulles International Airport (IAD)
- Mixed-use opportunity for retail, office, flex, and senior housing with special exception
- Nearby amenities include hotel, restaurants, & shopping
- Entitle, subdivide, sell individual parcels or build-to-suit lease





AVAILABLE SITES

- A** 8,000-sf Restaurant Pad + 6,000-sf Retail Pad Site
- B** PD-OP Under Contract
- C** PD-OP Under Contract
- D** Planned Daycare or Office Site
- E** 36,500-sf Flex Site
- F** Planned Assisted Living, Age Restricted, or Low-Income Housing Site

The information enclosed 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.

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