

**FOR
LEASE**



EPIC AUTO MALL AT CUB RUN

PROPERTY OVERVIEW

Zoned GB which allows for auto sales, auto service, auto body, and industrial uses.

Available 10,576 SF (divisible) 5 pull-up doors, 22' clear height, offices, auto mechanic areas, bathrooms, and a kitchenette with 72 designated spaces.

Available @Epic Auto Mall; Unit 136 E, 4,000 sf @ \$36 PSF with 52 spaces.

Available Outdoor Lot: 38,144 SF paved, fenced, gated, and lighted lot (striped for ~71 spaces).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	556	12,286	58,887
Population:	1,933	39,961	184,546
Avg HH Income:	\$274,985	\$222,094	\$222,708

PROPERTY HIGHLIGHTS

- Nicely built out with auto mechanic and office components, previously occupied by Verizon, who maintained their fleet vehicles there.

AVAILABLE SPACES

#140-146	10,576 SF
#140-142	5,038 SF
#144-146	5,538 SF
Storage Lot	38,144 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

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25284 PLEASANT VALLEY ROAD, CHANTILLY, VA 20152

SITE LAYOUT



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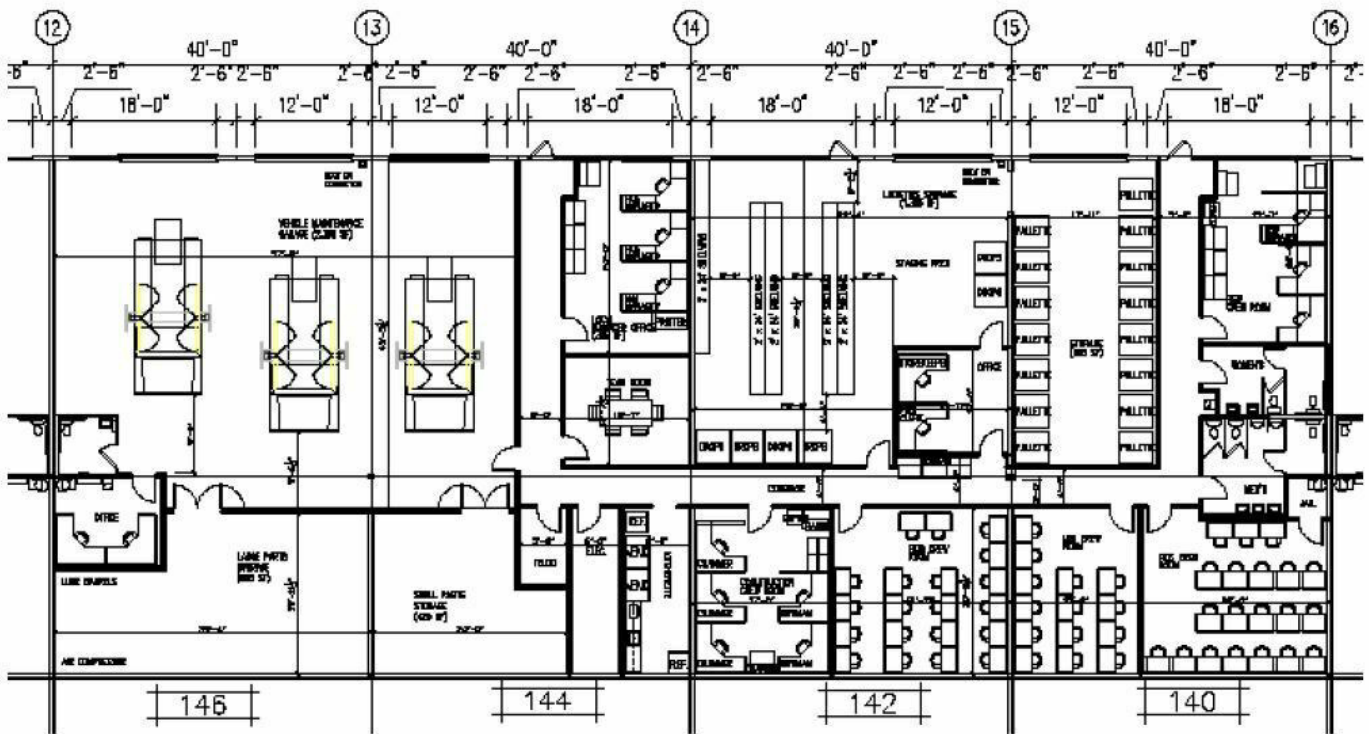
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FLOOR PLAN



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AVAILABLE SPACE



EPIC AUTO MALL AT CUB RUN | AVAILABILITIES

UNIT	SIZE	DETAILS	PARKING
140-142	5,038 SF	3 Roll Up Doors	34 spaces
144-146	5,538 SF	2 Roll Up Doors	38 spaces
140-146 (COMBINED)	10,576 SF	5 Roll Up Doors	72 spaces

ADDITIONAL AVAILABILITIES	SIZE	PARKING
Industrial Storage Lot Lit, Paved, & Gated	38,144 SF	71 spaces
136 "E" Pull Up Door	4,000 SF	52 spaces



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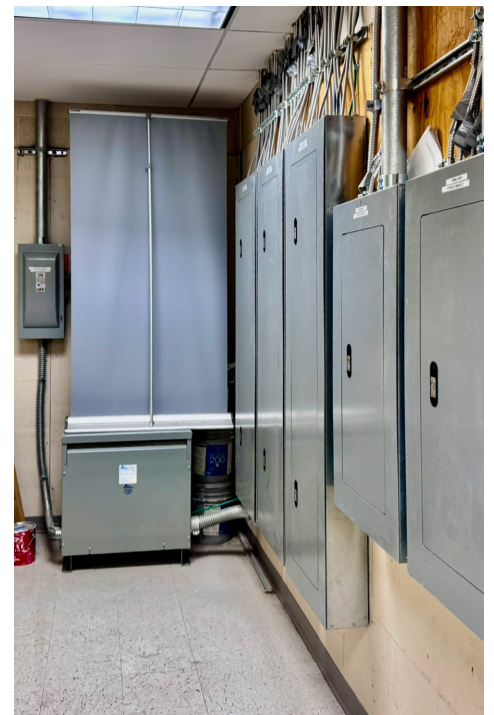


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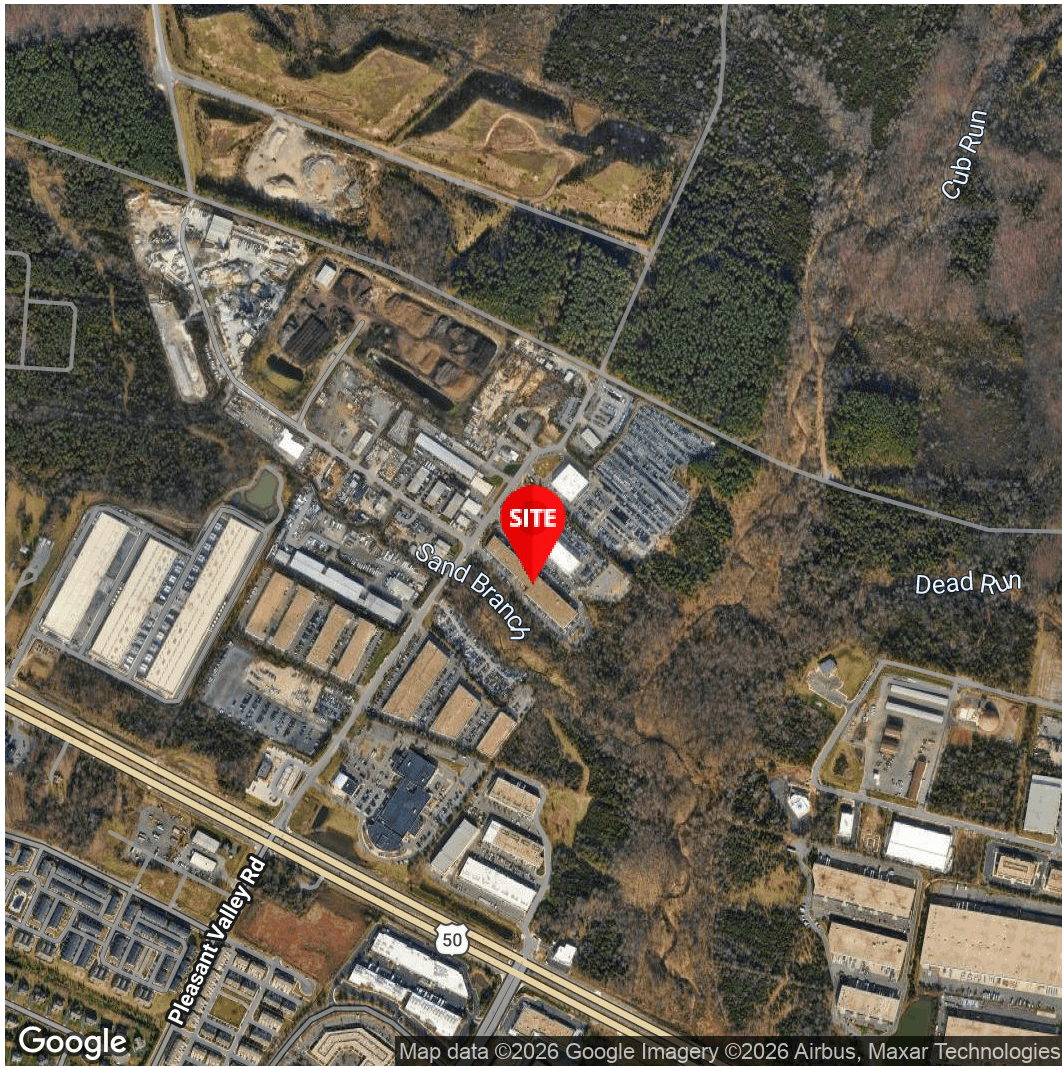
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AVAILABLE SPACE



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