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Giant™



2ND GEN SIT-DOWN RESTAURANT FOR LEASE

- 6,083 SF
- Outdoor patio potential
- 117 parking spaces

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
6,083 SF	\$34 PSF NNN	"AS-IS" (2 nd generation restaurant)	WITHIN 60 DAYS OF A FULLY EXECUTED LEASE
*EST. NNN: \$11.17 PSF			

ALEX WILLNER

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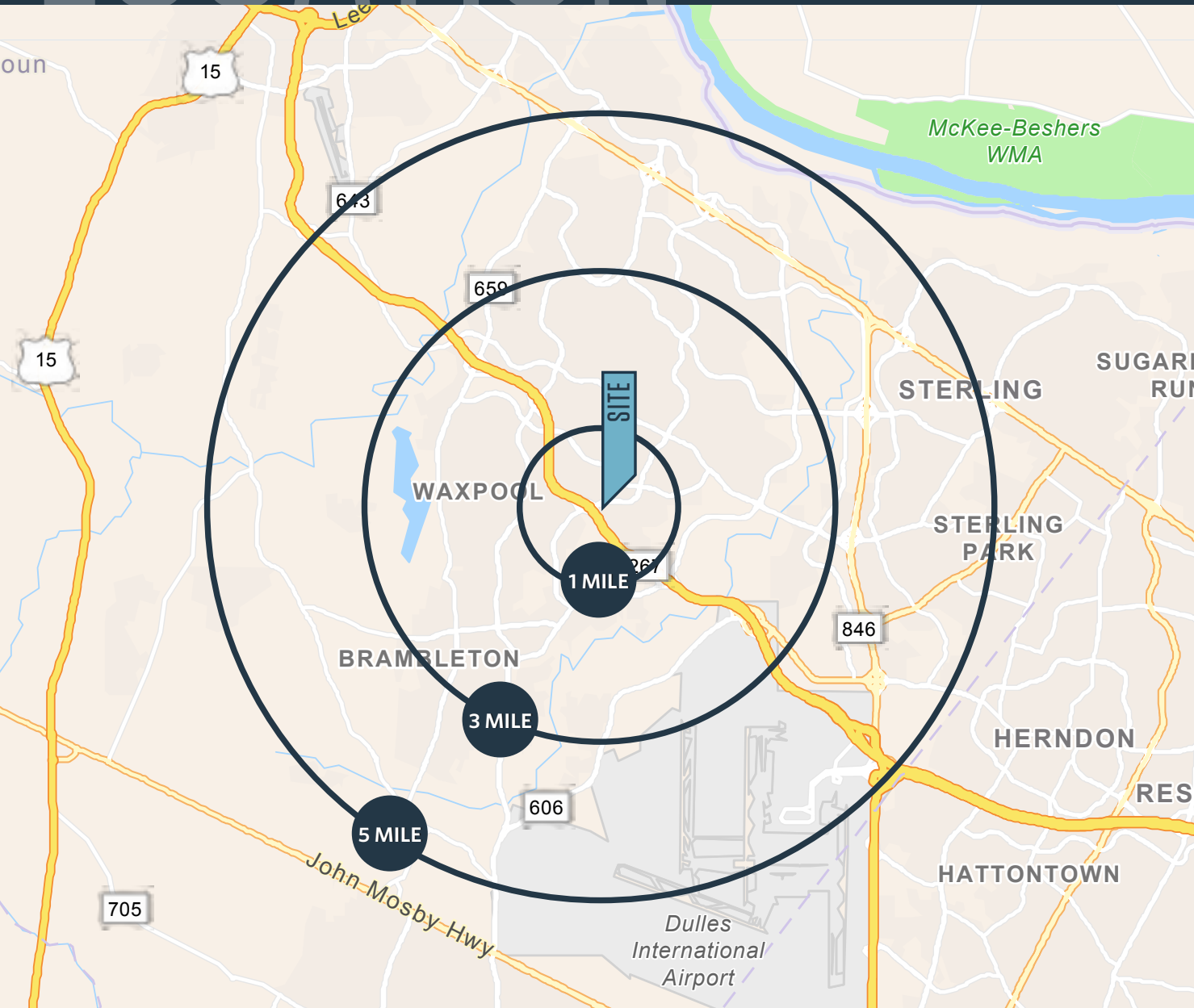
DALLON L. CHENEY

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LOCATION

2ND GEN SIT-DOWN RESTAURANT

43530 YUKON DR, ASHBURN, VA 20147, LOUDOUN COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
17,200	93,564	176,347
Daytime Population		
12,034	81,713	183,576
Households		
6,074	31,683	60,233
Average HH Income		
\$174,704	\$204,640	\$195,418

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Shellhorn Rd	10,457 ADT
Ashburn Village Blvd	17,010 ADT
Dulles Greenway - Route 267	34,664 ADT

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CLOSE-UP

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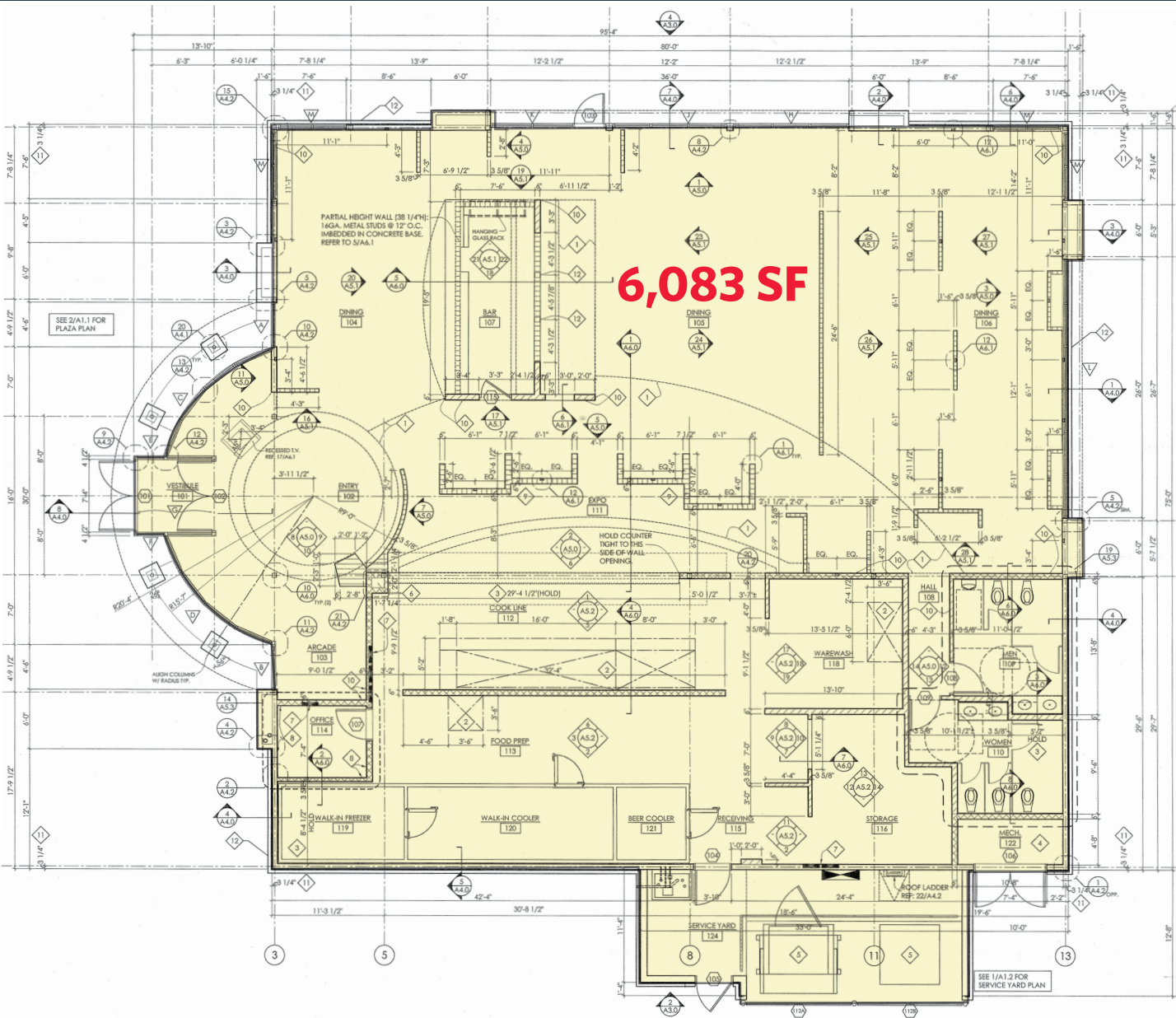
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SPACE PLAN | 2ND GEN SIT-DOWN RESTAURANT

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HVAC - There are two 17.5-ton units and one 15-ton HVAC units, totaling 50 tons (1 ton per 121 SF). All 3 units were installed in 2007, and Landlord will deliver them in good working order. Tenant will be required to have an HVAC maintenance contract.

Gas - Natural gas to the kitchen.

Electric - 800 amps (120/208 volts, 3-phase, 4-wire)

Complete as-built plans available upon request.

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FOR MORE INFORMATION, PLEASE CONTACT:

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