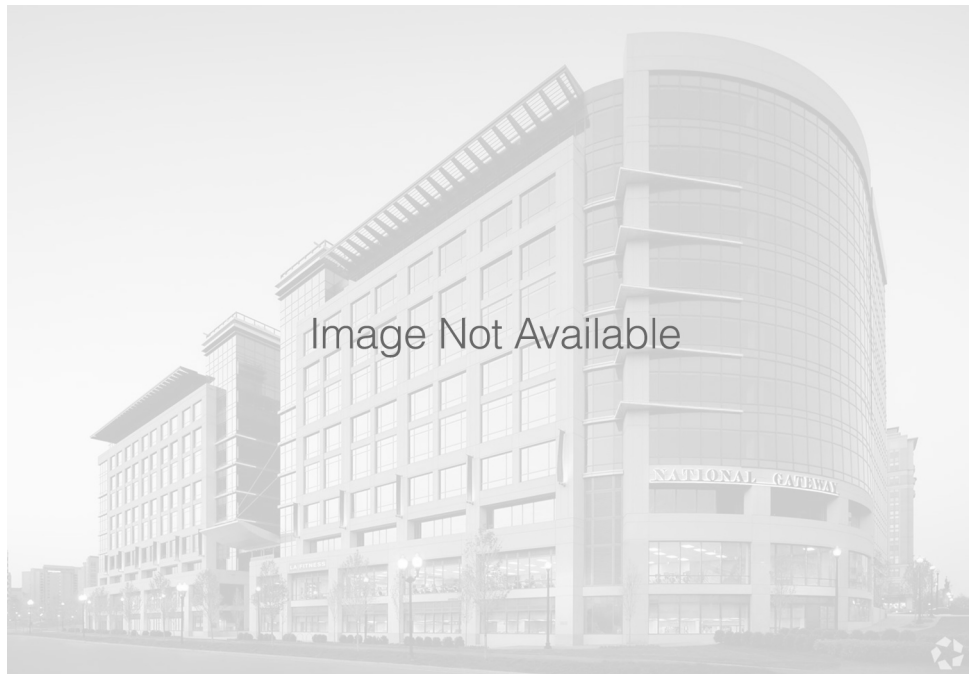


Property Summary Report

42559 John Mosby Hwy - Jiffy Lube

Chantilly, VA 20152 - Leesburg/West Loudoun Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
GLA:	3,356 SF
Floors:	1
Typical Floor:	3,356 SF

LAND

Land Area:	5.00 AC
Zoning:	CL
Parcel	163-16-3562

EXPENSES PER SF

Taxes:	\$5.37 (2016)
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KEY TENANTS

Jiffy Lube	3,356 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	250 on Pinebrook Rd & John Mosby Hwy (2015)
	29,147 on Old Ox Rd & John Mosby Hwy (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	15 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: Wall Properties Llc

Property Summary Report

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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.0%	↓ 0.1%
Market Overall	3.9%	↓ 0.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	187,118	↓ 32.7%
Months On Market	14.7	↑ 0.2 mo

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$29.79	↑ 6.9%
Market Overall	\$25.83	↑ 4.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$25.9	↓ 48.1%
12 Mo. Price Per SF	\$211	↓ 40.2%