

FOR LEASE

SUNSET BUSINESS PARK

**UNITS 313, 315 & 317 SUNSET PARK DRIVE
HERNDON, VIRGINIA 20170**

www.baileys4u.com/commercial/sunsetpark

For more information,
or to see the property,
please contact:

Peggy Duffy
703-969-0092

pduffy@baileys4u.com

Gayle Bailey
703-968-7761

gayle@baileys4u.com

The Bailey Team
4201 Pleasant Valley Rd
Chantilly, VA 20151
Fax: 703-378-8609

www.baileys4u.com

THE
Bailey★Team
REAL ESTATE



Retail Units For Lease

Total of 3,084 SF

2,773 SF Retail Storefront plus 311 SF mezzanine

PD-SC (Planned Dev Shop Center) Zoning
Convenient to Fairfax County Parkway and
Herndon Parkway

Good visibility close to Spring Street entry to
office park

Awning signage and plenty of free parking

Unit 313 AVAILABLE FOR LEASE
911 SF @ 21/SF NNN

OVERVIEW

SUNSET BUSINESS PARK, HERNDON, VA

OVERVIEW

Constructed in 1985, The Sunset Business Park consists of 35,000 SF of retail and flex space offering condominium ownership opportunities for business owners. One of the best maintained centers in the area and located in the hub of the Reston Herndon business corridor at the intersection of the Dulles Toll Rd and Fairfax County Parkway.

DESCRIPTION

The Sunset Business Park consists of after school/work instructional schools (rhythm dance, gymnastics, martial arts), retail (bakery, windows & siding, home products, ethnic food markets, computer services) and restaurants and food services including the recently opened Duncan Donuts. Co-businesses include Metro Café, Pizza and Spice, Nova Blue, Amphora bakery, Omni Gymnastics, Greenway Windows and Siding, AJAX Amusement games, Vienna Paint, AV Home Theaters, and more. Awning signage available. Plenty of free parking.

FOR LEASE

911 SF @ \$21/SF or \$1,594.25 per month NNN (Unit 313 End Unit)
(NNN= approximately \$4.93/sf)

ZONING

Zoning is PD-SC Planned Dev Shop Center in the Town of Herndon. The planned development (PD) districts are a type of planned unit development district intended to encourage innovative development and redevelopment options.

LOCATION

Ideally located near the Spring Street entrance to the office park with over 29,000 vehicles-per-day traffic count on Spring Street and over 34,000 vehicles-per day on the Fairfax County Parkway. Offers easy access via Herndon Parkway, the Dulles Toll Road and Fairfax County Parkway, and close to the Dulles Airport.

Herndon was on *Money Magazine's* 2008 list of one of America's best small cities to live and is a preferred business destination for local, regional, national and international enterprises.

DEMOGRAPHICS

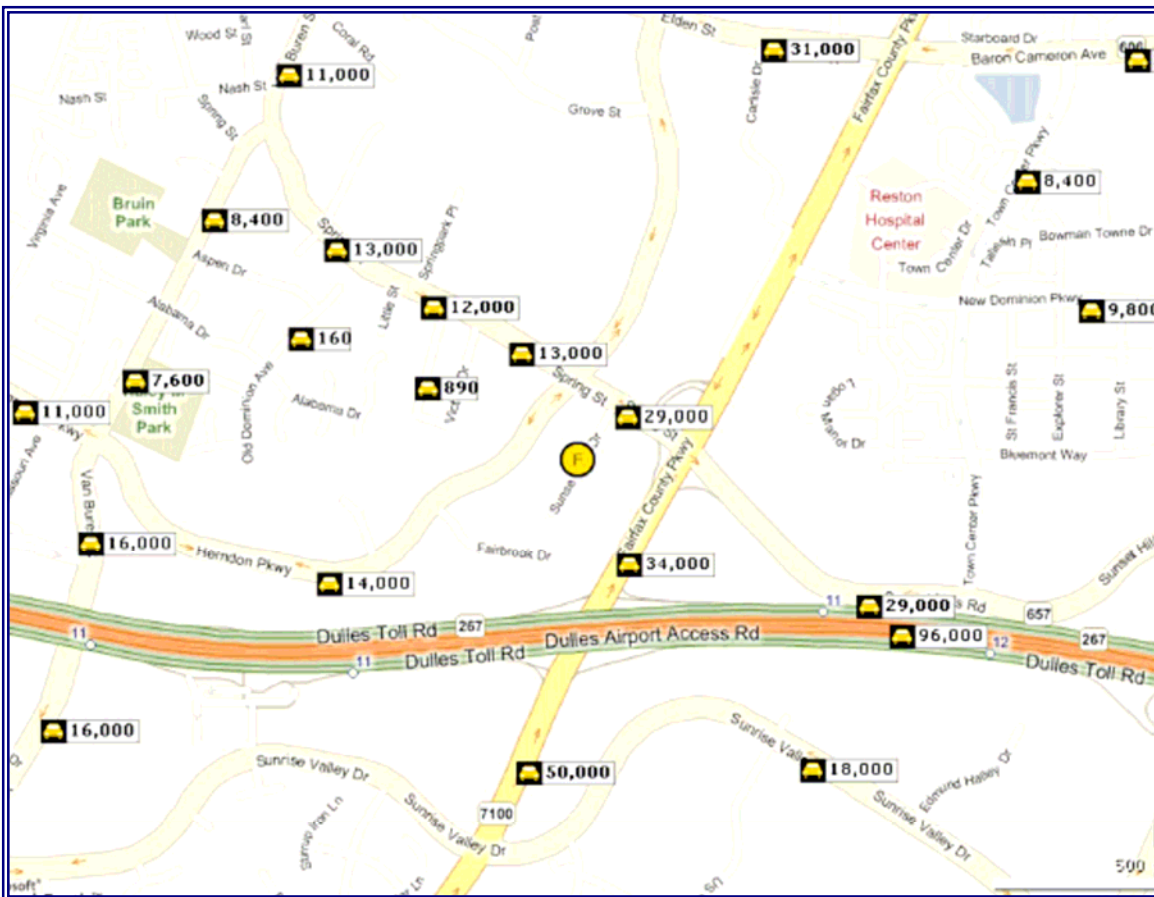
SUNSET BUSINESS PARK, HERNDON, VA

Radius	1 Mile	3 Mile	5 Mile
Population:			
2013 Projection	10,994	132,048	215,348
2008 Estimate	9,866	123,920	202,421
2000 Census	7,912	109,554	181,810
Growth 2008-2013	11.42%	6.56%	6.39%
Growth 2000-2008	24.70%	13.11%	11.34%
2008 Population By Hispanic Origin:			
	2,308	20,610	29,090
2008 Population by Race:			
White	5,562	78,023	132,859
Black or African American	753	10,714	15,471
American Indian and Alaska Native	37	351	523
Asian	1,874	20,411	32,835
Native Hawaiian and Pacific Islanders	3	87	147
Other Race	1,115	9,112	12,550
Two or More Races	521	5,222	8,038
2008 Households:			
2013 Projection	4,283	48,806	77,017
2008 Estimate	3,731	45,639	71,982
2000 Census	2,744	40,155	64,113
Growth 2008-2013	14.79%	6.94%	6.99%
Growth 2000-2008	35.97%	13.66%	12.27%
Owner Occupied	2,306	30,555	53,284
Renter Occupied	1,425	15,084	18,698
2008 Avg Household Income	\$109,750	\$121,681	\$132,988
2008 Med Household Income	\$86,661	\$99,851	\$106,321
2008 Per Capita Income	\$42,371	\$44,918	\$47,357
2008 Households by Household Inc:			
Income Less than \$15,000	164	1,639	2,110
Income \$15,000 - \$24,999	123	1,357	1,944
Income \$25,000 - \$34,999	180	1,842	2,597
Income \$35,000 - \$49,999	443	3,725	5,622
Income \$50,000 - \$74,999	657	6,859	10,129
Income \$75,000 - \$99,999	641	7,442	11,357
Income \$100,000 - \$149,999	832	11,539	17,651
Income \$150,000 - \$249,999	474	8,363	14,323
Income \$250,000 - \$499,999	158	2,149	4,422
Income \$500,000 or more	60	724	1,826

TRAFFIC COUNTS SUNSET BUSINESS PARK, HERNDON, VA

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Spring St	Sunset Park Dr	0.00 NW	29,000	2002	0.10	AADT
Spring St	Sunset Park Dr	0.19 SE	13,000	2002	0.18	AADT
Fairfax County Pky	Washington Dulles Access & Tol Rd	0.13 SW	34,000	2002	0.18	AADT
Victory Dr		0.00	890	2002	0.25	AADT
Spring St	Little St	0.06 NW	12,000	2002	0.32	AADT
Herndon Pky	Missouri Ave	0.50 NW	14,000	2002	0.43	AADT
Old Dominion Ave	Hunt Way Ln	0.20 SW	160	2002	0.46	AADT
Fairfax County Pky	Sunrise Valley Dr	0.16 SW	50,000	2002	0.49	AADT
Spring St	Adele Garden Way	0.03 NW	13,000	2002	0.49	AADT
Sunset Hills Rd	Fairfax County Pky	0.36 NW	29,000	2002	0.51	AADT

LOCATION & TRAFFIC MAP SUNSET BUSINESS PARK, HERNDON, VA



Please call listing agents to schedule tour.
Kindly request prospective buyers or tenants do not disturb current occupant's business. Thank you.

Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.