

Investment sale **PRICE REDUCED!**

3.14 Acre Auto Service Retail Center

SWEETWATER CENTER 200 Davis Drive, Sterling, VA





INVESTMENT HIGHLIGHTS

Sale Price:

\$11.2 Million

Cap Rate:

+/- 7%

(inc. Sunoco | Self-Serve Wash NOI)

3.14

Acres

21,795 SF

Total (multiple bldgs.)

Longterm

Leases

Business Sale

Sunoco | Self-Serve Car Wash

OVERVIEW

Savills is pleased to offer for sale to qualified investors, an attractive Metropolitan Washington, D.C. area auto-service retail center located in Sterling, Loudoun County, VA. The fee simple purchase and sale will include leased land and buildings as well as the operating Sunoco|foodmart| self-service car wash business (which could be sold separate from real estate).

The property was developed for auto-service and car wash uses and is leased to multiple auto-service tenants including Mr. Tire (a Monro company), Autobell Car Wash, Inc., Bubble & Shine Self-Serve Wash and Sunoco/Food Mart. Sweetwater is located at the intersection of Sterling Boulevard and Davis Drive north of Washington Dulles International Airport in rapidly growing, amenity-rich Loudoun County, which boasts the nation's highest per household income. In addition to Dulles Airport, major area employers include Verizon, Raytheon, United Airlines, Amazon, Orbital Sciences and VISA International.

Property **information**

Property Name:	Sweetwater Center
Property Address:	200 Davis Drive, Sterling, VA 20164
County:	Loudoun
Current Use:	Automobile Services Center
Tax Map No.:	033-37-6374 (Davis Drive) and 033-37-4969 (45655 Shepard Drive)
Parcel Size:	3.14 [136,778 SF]
Building Size:	21,795 SF (multiple special purpose buildings)
Zoning:	PD-1P (with special use permits)
Location:	NW corner Sterling Boulevard and Davis Drive
Street Frontage:	350' on Sterling Boulevard; 450' on Davis Drive and 320' on Shepard Drive
Major Tenants:	Autobell Car Wash, Mr. Tire (Monro), HT Auto Care, and Sunoco/Foodmart, Bubble & Shine DIY Car Wash
Utilities (Water, Sewer, Electric, Gas):	Onsite
Storm Water:	Regional
Parcel Shape:	Rectangular
Property Dimensions:	300' x 460' (Nominal)
Surrounding Properties:	Service industrial buildings north and east, vacant lot to west, Beltway Brewing Company and Truist Bank to south
Net Operating Income:	Provided w/ Confidentiality Agreement TBD



Location **map**



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