

FOR LEASE

FORMER ROCKET FROG BREWERY

22560 Glenn Drive, Suite 103, Sterling, VA 20164



PROPERTY DESCRIPTION

Incredible opportunity to step in and take advantage of a turnkey, fully operational, state-of-the-art brewery and tasting room in Northern Virginia! Rocket Frog Brewery, an independent craft brewery and self-described "oversized 15-barrel brewhouse", was popularly known throughout the region for its great-tasting beer and accessible location. The business closed its doors just a few months ago and their leased commercial space and brewery equipment is now being offered together as a single transaction; ideal for a thriving brewery in another market ready to open among the two wealthiest counties in the nation, Fairfax and Loudoun! Equipment Purchase Price: \$550,000.

OFFERING SUMMARY

Lease Rate:	\$11.74 SF/yr (NNN)
Number of Units:	1
Available SF:	4,257 SF
Building Size:	4,257 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,366	3,393
Total Population	822	4,152	10,282
Average HH Income	\$109,993	\$103,659	\$114,405

RYAN RAUNER, CCIM

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Building Name	Former Rocket Frog Brewery
Property Type	Brewery
Property Subtype	Manufacturing
Building Size	4,257 SF
Lot Size	-

The space was completely renovated specifically for the brewery when it opened in 2018 and offers an 850+ sq ft front tasting room showcased by the polished wood and granite counters of the main bar with a 12-tap serving bar, multiple TVs, shelves, triple sink, and related serving equipment. Behind a wall of windows and swinging glass doors you'll find 3,400+ sq ft in the rear for brewing, production, and storage. Everything remains in place for continued operation, with production estimated at 1,200-1,500 barrels annually at normal pace, or up to 3,000 barrels annually working double shifts. The three-kettle brewhouse system, five fermenters, two bright finishing tanks, and hot liquor tank were all built by Specific Mechanical. Other major systems include an RMS grain mill, ABE Keg Commander keg washer, and a 460 sq ft walk-in refrigerated room with 12-line tap (including nitrogen). Supporting the operation is an Aldrich 1M BTU boiler, Pro-Chillers dual-engine glycol chiller, Ingersoll Rand air compressor, and ARCET nitrogenator, plus a water filter, water softener, and portable pumps where needed. A future concrete pad is laid outdoors next to the chiller, suitable for a future grain silo (for which the site plan has already been amended and zoning approved). All personal property on the premises is included with this offering, providing the new owner with all the tables, chairs, shelving, tools, and accessories to be ready for business from Day One. Only the name and intellectual property associated with "Rocket Frog", "Rocket Frog Brewing", and "Rocket Frog Brewery" are excluded. The brewery is located in a flex office park just off Route 28 near Dulles Airport and the Dulles Town Center shopping mall, on the edge of Loudoun County near Fairfax County with easy access to Routes 28, 7, 267, and 7100. Assignment of the commercial real estate lease is subject to the consent of the landlord.



- Lease Type: NNN
- Lease Rate: \$11.74/NNN
- Estimated CAM 2023: \$2.99/SF (\$12,746.16/year)
- Estimated Real Estate Taxes 2023: \$1.77/SF (\$7,551.60/year)
- Total 2023 NNN Charges: \$4.76/SF (\$20,297.76/year)
- Expiration: June 2028
- Utilities: Dominion Power Bill: \$3.16/SF
- Equipment Purchase Price: \$550,000

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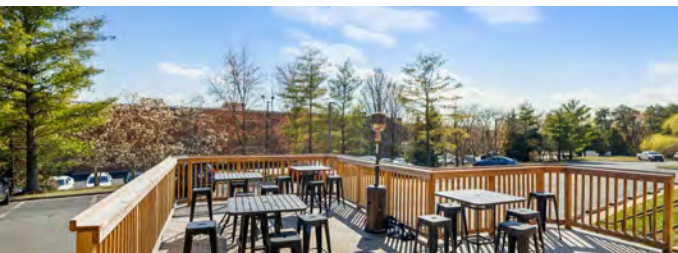
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Rocket Frog Equipment Inventory

Item	Brand	Model #	Description	Purchase Year
1 Fermenter	Specific Mechanical		15bbl double jacket fermenter	2018
12 Draft Line System				2018
2x Bright tank	Specific Mechanical		30bbl double jacket brites with attachments	2018
3 Kettle Brew House	Specific Mechanical			2018
4x Fermenter	Specific Mechanical		30bbl double jacket fermenters	2018
Air Compressor	Ingersoll Rand	R-Series 4-11 KW 5-15hp	Rotary Screws Compressor	2018
Barrel Racks				Varies
Boiler	Aldrich	Aldrich A3S4	One (1) Aldrich A3S4 Series Stream Horizontal Firetube Packaged Bioler (30HP) 1m BTU	2018
Deck			Construction of deck	2020
Design Costs	Architectural Solutions		Civil Engineering and Design Costs	2017
Fan	Big Ass Fan	L2-PF8/B6/PFX/PF-OB-WL-1	Power Foil 8 12-ft	2018
Fan part	Big Ass Fan	L0-FIRE-INSTALL	fire relay	2018
Fork Lift	Mitsubishi	propane powered		2018 (Used)
Front Window Glass			Glass Purchase and Installation	2018
Glycol Chiller	Specific Mechanical			2018
Glycol Chiller	Pro-Chillers	26hp		2018
Grain Mill	RMS			2018
HLT	Specific Mechanical		48bbl Hot Liquor Tank	2018
Hopper				
Installation	The Russell Gage Corporation		Installation and Construction Costs	2018
Keg Washer	ABE	Keg Commander	Automatic Dual Head Keg Washer	2018
Leasing and Operating Costs			9 months for buildout, cost includes leasing costs and carrying costs prior to operation	2017-2018
Long Fence			Overhead Door	2018
Portable Pumps	Specific Mechanical			2018
Soft Costs			Payroll, Insurance, Etc... during build out (estimate)	2018

Rocket Frog Equipment Inventory

Tasting Room	Furniture & Equipment		Tables, chairs, glassware, tasting trays etc. TVs, games, office supplies, etc. Vintage Bar top, art work.	2018
Walk in Fridge		560 sq ft	Used panels to build a Nominal Size 20'(W) x 30' (L) x 12'(H) Walk-In Cooler, Exterior & Interior Face: 26 GA Galvanized, Metal Trim Package, 1 Swing Solid Pallet Entrance Door, (1) New 5hp Med Temp condensing unit 208-230v/1ph, (2) New Low Profile 4-Fan Air Defrost Evaporator 115v/1ph, (1) Thermostate, (1) Solenoid, (2) Expansion Valve included	2018
Water Filter				2018
Water Softener				2018

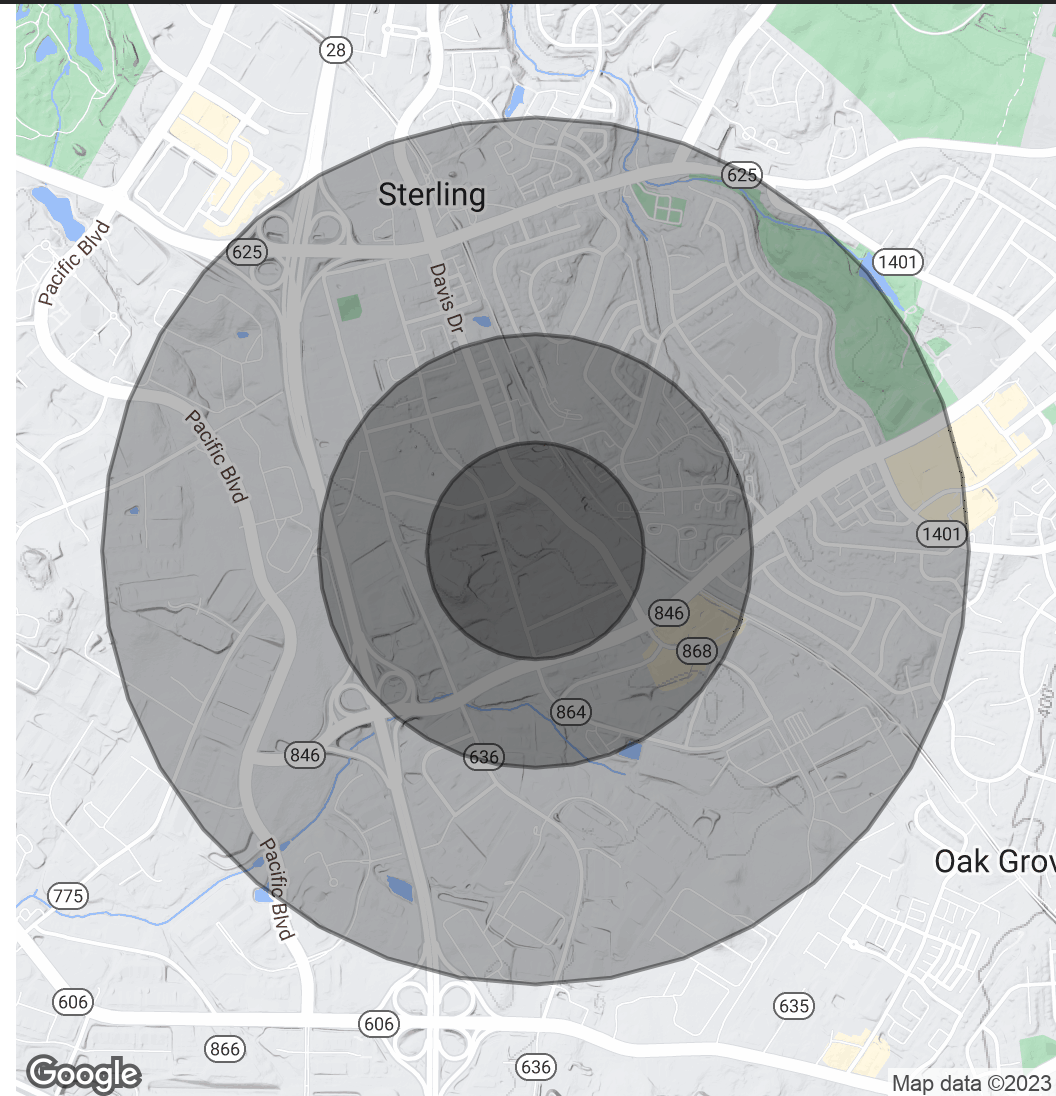
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	822	4,152	10,282
Average Age	33.7	32.5	34.3
Average Age (Male)	32.7	31.5	32.7
Average Age (Female)	35.0	34.1	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,366	3,393
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$109,993	\$103,659	\$114,405
Average House Value	\$329,400	\$313,744	\$362,036

* Demographic data derived from 2020 ACS - US Census



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