# NIKINB MCCLELLAN WAY STERLING, VA 20165



# AVAILABILITY \$2.1M 1.9 Acres Pad Site Zoned PHD 4

# **PROPERTY FEATURES**

- Site located in Cascades Marketplace with major tenants such as Home Depot, Giant, and Marshalls.
- Excellent visibility from Route 7 with exposure to 69,000 cars per day.
- Forbes Magazine ranked Loudoun County the second wealthiest county in the nation.

### MCCLELLAN WAY REGAL CINEMAS SAFEWAY Giant Marshalls REGAL sears KOHĽS Nokes-Blvd HAVERTYS LA-Z-BOY EXHIBIT CEDAR LAKE PLAZA (82,268 SF) cocos IHOP RITE Harris Teeter **O TARGET** Chuya CAVA Michaels STERLING CENTER (11,388 SF) BED BATH & BEYOND Walmart THE MORNS **JOANN** 7 VILLAGE CENTE BEST LOWE'S CLAUDE MOORE ROSS DRESS FOR LESS ETHAN ALLEN T-J-MOX Total Wine CASCADES OVERLOOK Giant Burlington **Party City** klnb W.Church Rd





## FOR MORE INFORMATION, PLEASE CONTACT:

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