



JOIN THESE RETAILERS



MATTRESS
Warehouse™



RETAIL FOR LEASE

- Fully Leased
- Join Aldi Grocery Store at this 62,000 SF shopping center in Sterling, Virginia.
- Prominent visibility to Route 7, which has an Average Daily Traffic Count of 59,000.
- Regional drawing center that is easily accessible from Fairfax and Loudoun Counties.
- Fantastic residential and daytime demographics.

MATT SKALET

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SITE PLAN

ALDI CENTER

21031 TRIPLESEVEN ROAD, STERLING, VIRGINIA 20165



HARRY BYRD HIGHWAY - 59,072 ADT

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AERIAL

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21031 TRIPLESEVEN ROAD, STERLING, VIRGINIA 20165



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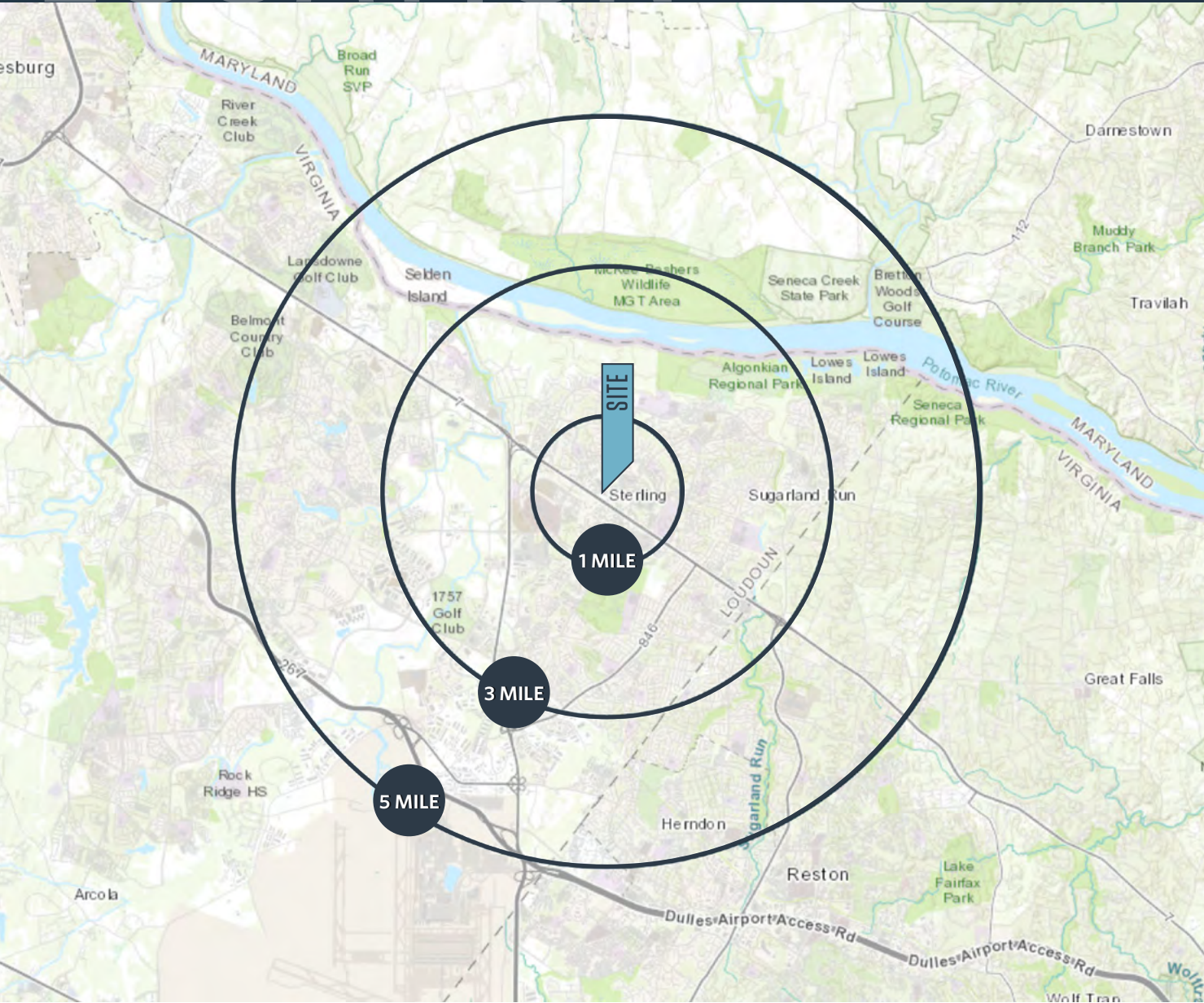
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LOCATION

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DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population 13,469	85,453	175,398
Daytime Population 14,115	43,306	86,803
Households 5,073	30,206	61,632
Average HH Income \$148,124	\$133,607	\$147,846

TRAFFIC COUNTS | 2018:

Harry Byrd HWY	59,000 ADT
Trippleseven RD	4,900 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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