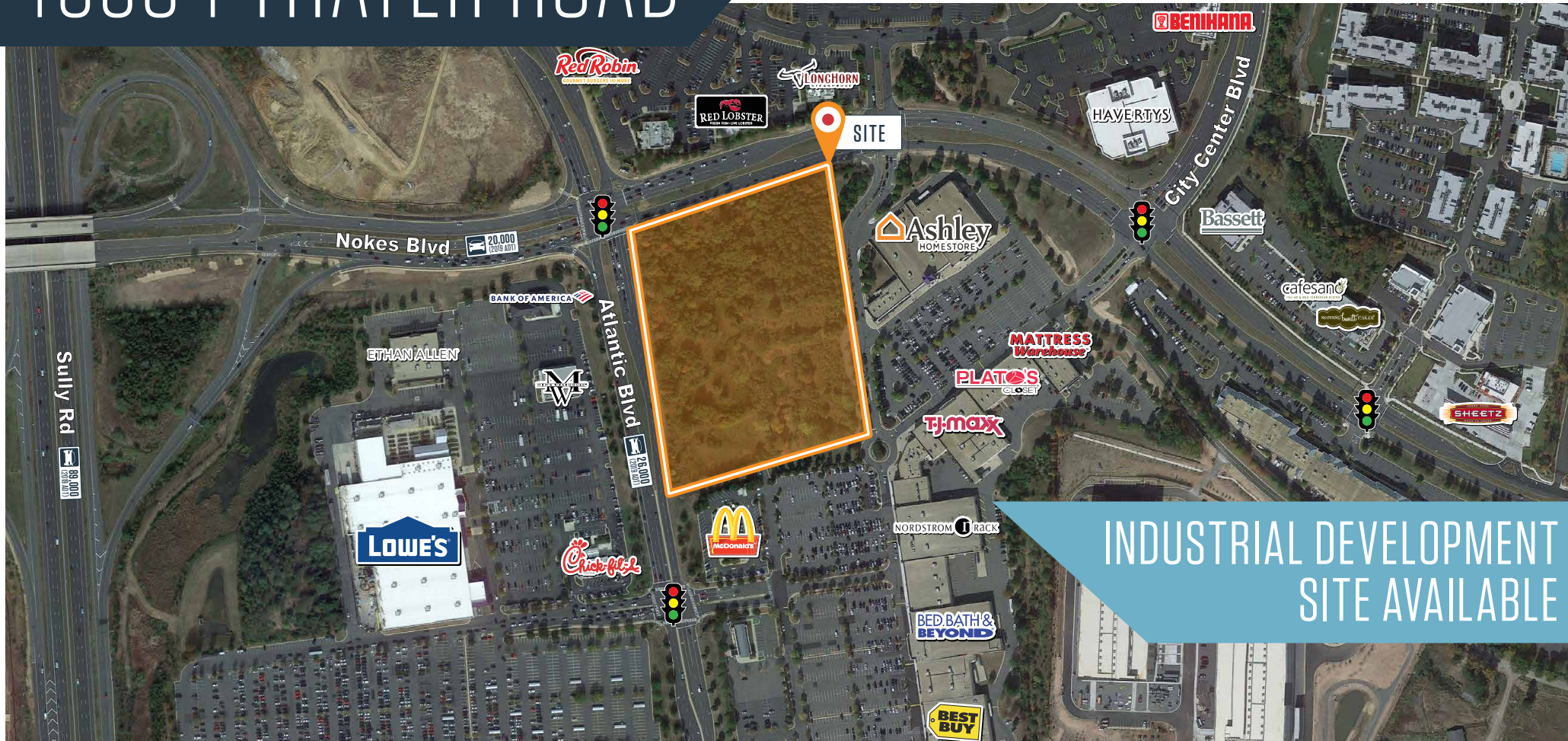


45564 THAYER ROAD

45564 Thayer Road, Sterling, VA 20166
Loudoun County



PROPERTY HIGHLIGHTS:

- 9.81 Acres
- Zoned PDIP '72
- Highly efficient square site on the corner of Nokes Blvd and Atlantic Blvd
- Up to .4 FAR by-right

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MARKET AERIAL

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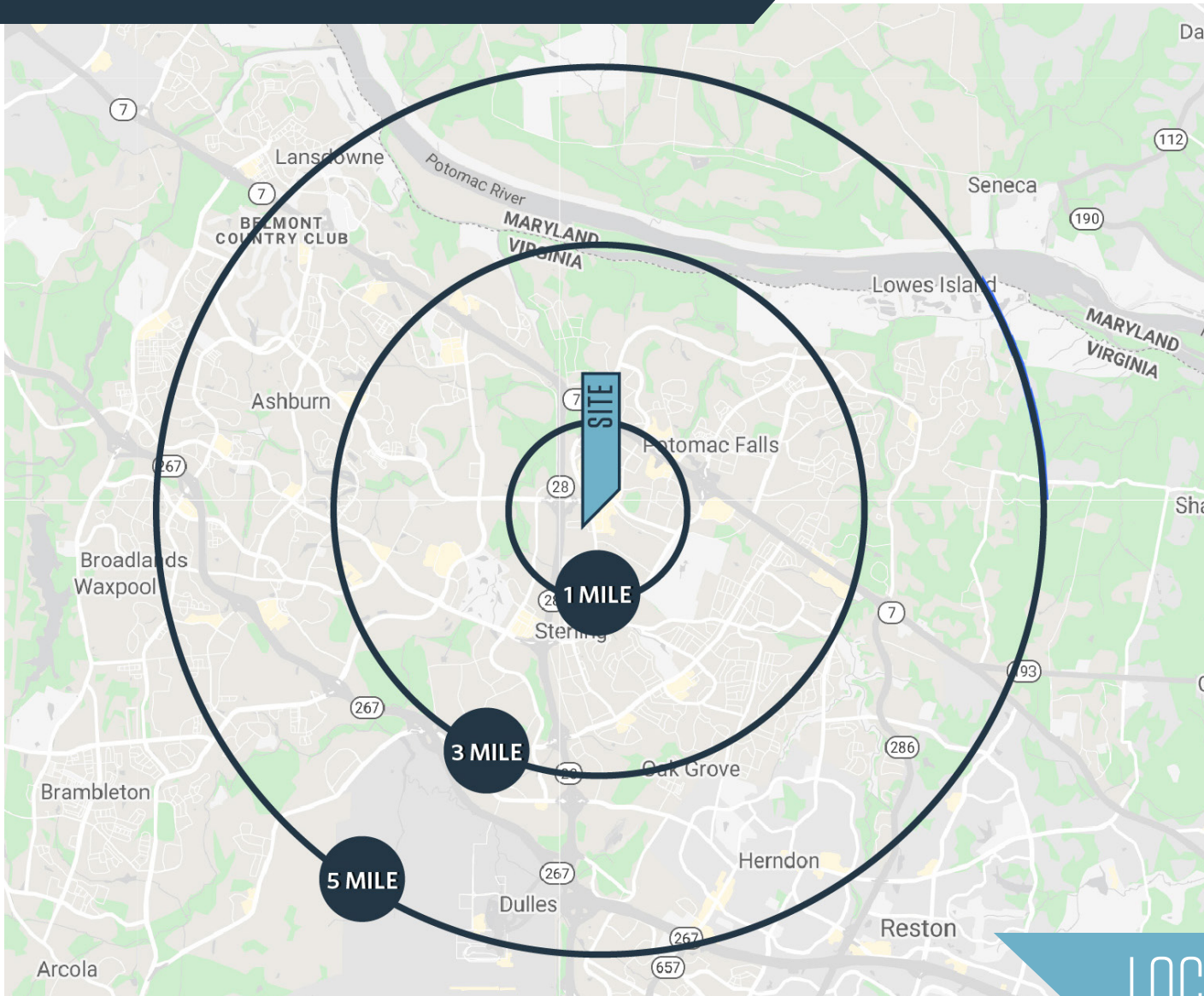
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AVAILABLE SPACE

9.81 Acres

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
5,289	90,456	216,305
Daytime Population		
14,705	54,972	92,352
Households		
2,117	32,347	75,340
Average HH Income		
\$108,156	\$136,407	\$159,739

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Nokes Blvd	20,000 ADT
Atlantic Blvd	26,000 ADT
Sully Rd	89,000 ADT
City Center Blvd	9,000 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

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