

THE SHOPPES AT POTOMAC CORNER

46515 & 46519 Harry Byrd Highway, Sterling, VA 20164
Loudoun County

Now Open!



RETAIL FOR LEASE

AREA RETAILERS:



- Sterling's Newest Retail Development!
- 1,725 SF and 2,545 SF Opportunities Immediately Available.
- Highly visible corner location on Route 7 / Harry Byrd Highway & Potomac View Road.
- Ample Surface Parking— 142 Parking Spaces Available.
- Strong Regional Demographics / Income \$118,934 (1) Mile Radius.
- Adjacent to Northern Virginia Community College - Loudoun Campus (11,000 students).
- Close to Dulles International Airport and the Tech Corridor.

OWNED & MANAGED BY:



Veronica A. Kamara
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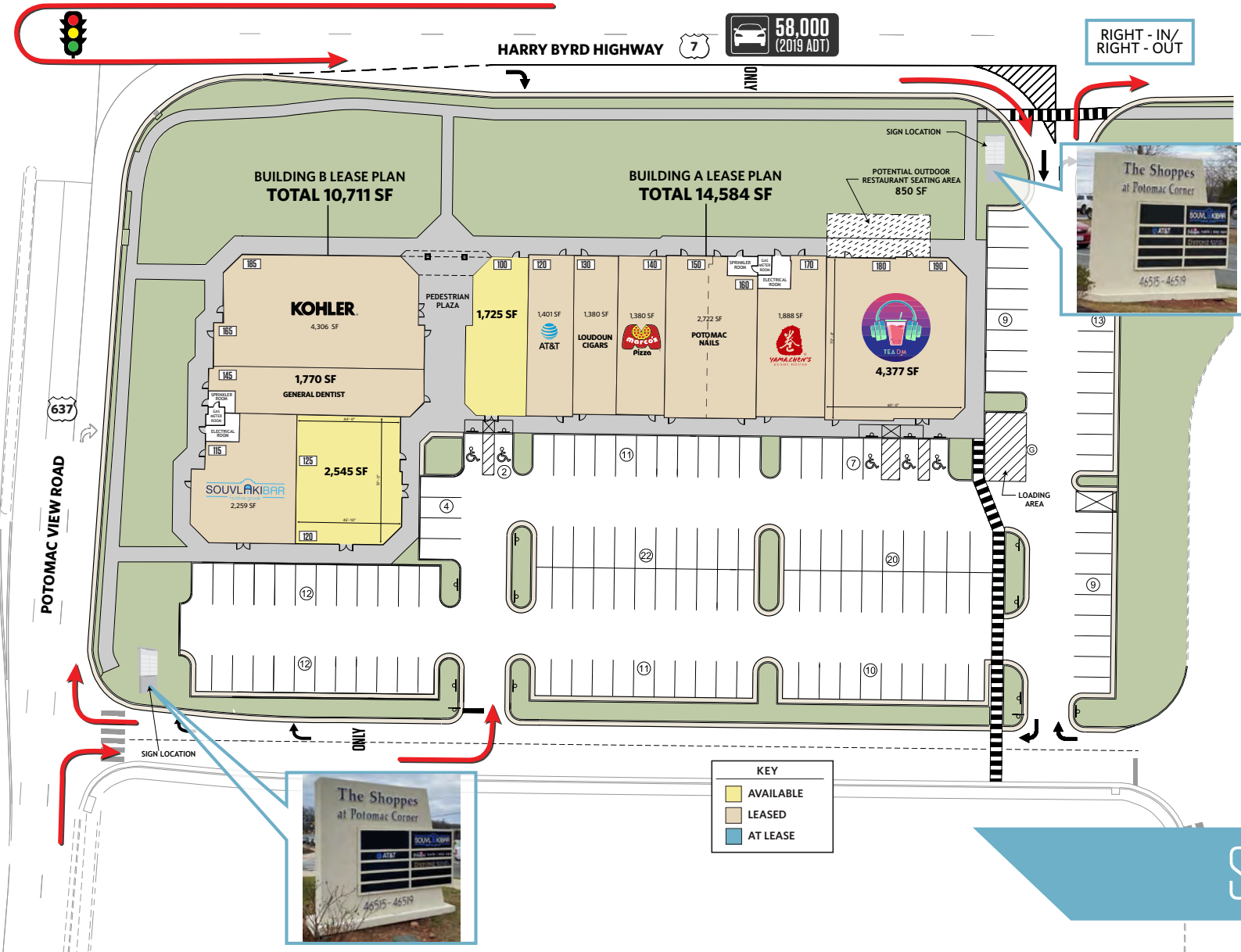
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CLOSE-UP AERIAL

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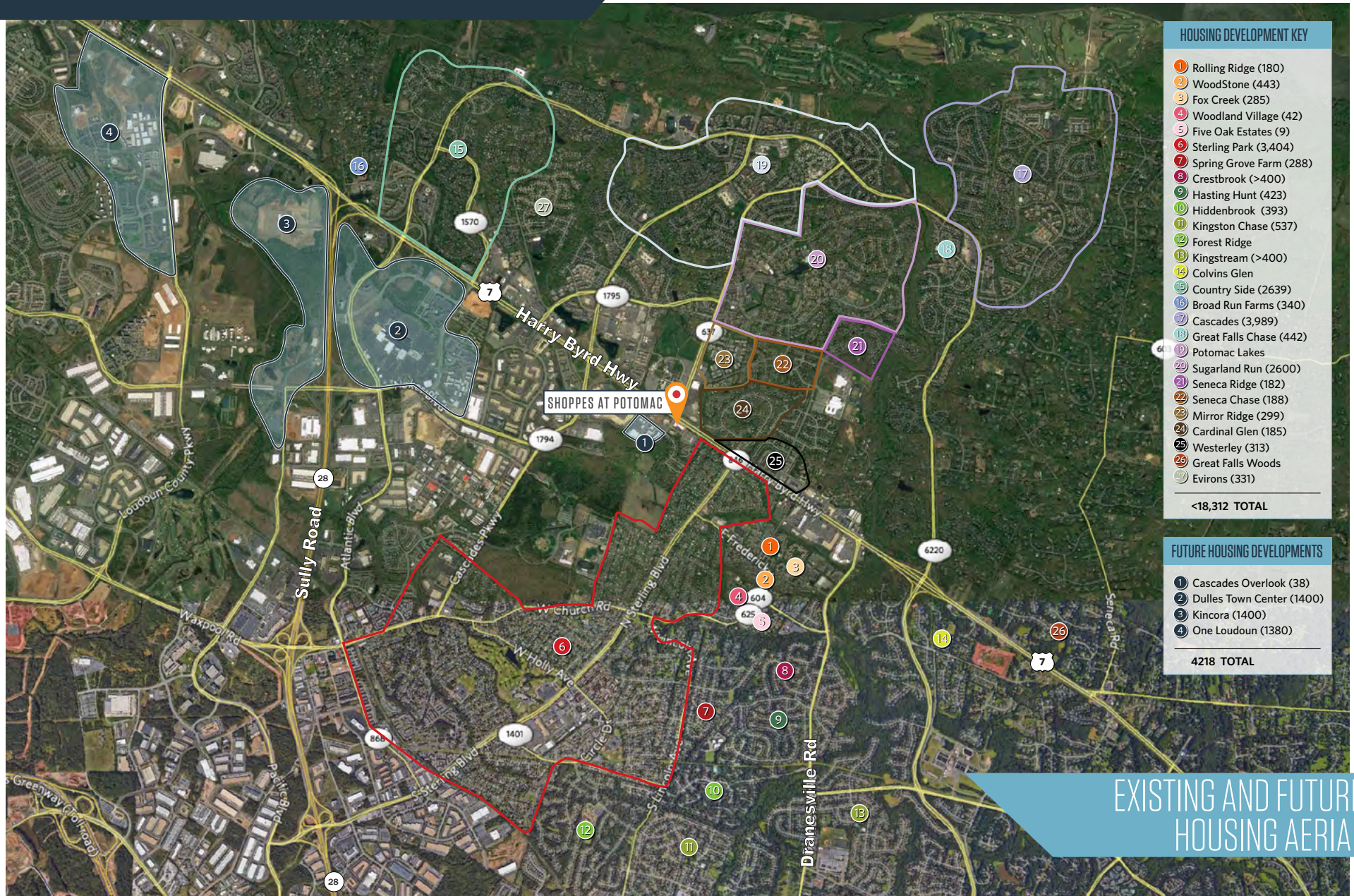
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PHOTOS

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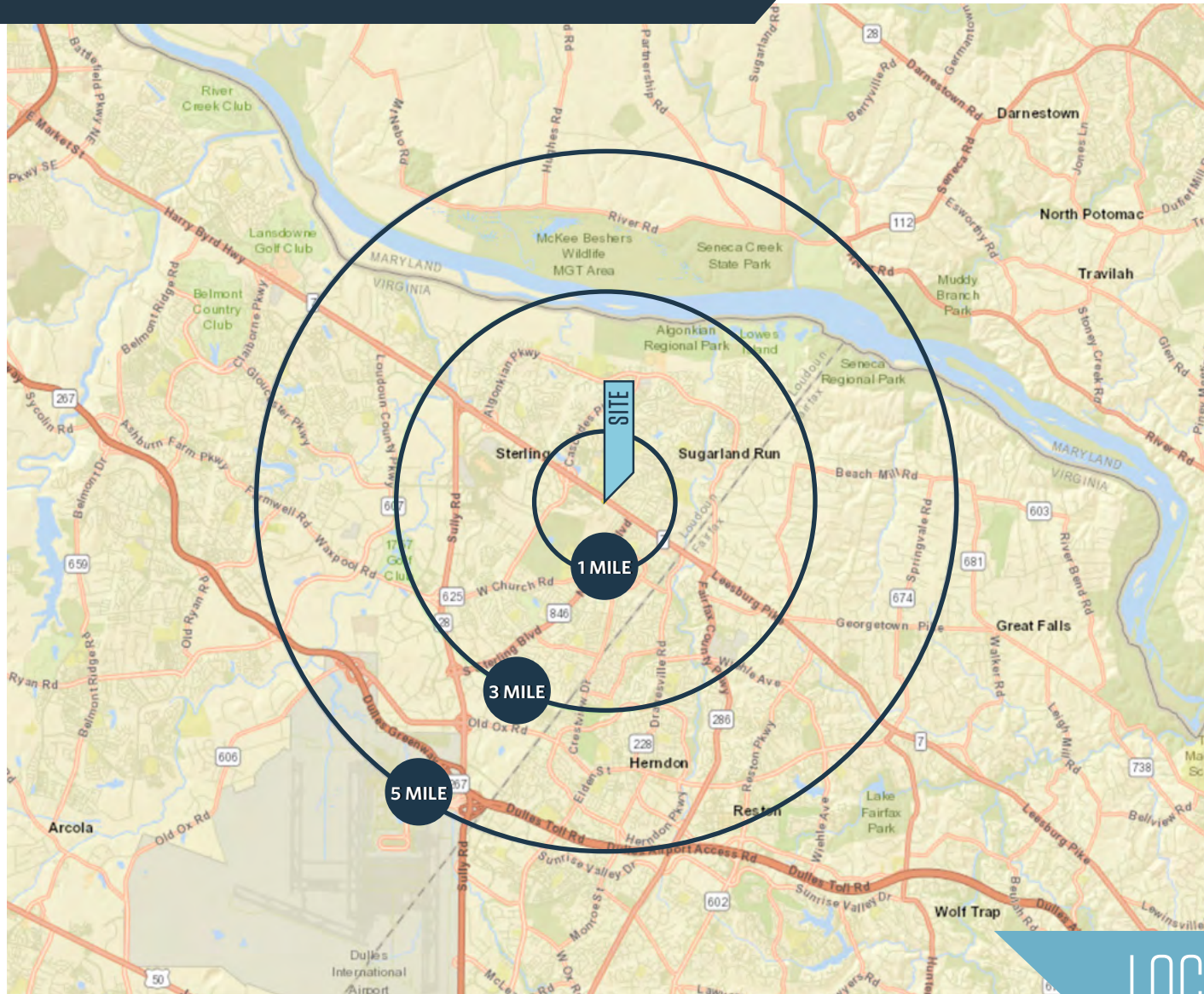
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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
14,928	94,665	191,347
Daytime Population		
9,147	38,441	116,397
Households		
4,827	31,751	69,101
Average HH Income		
\$131,685	\$150,748	\$154,828
Median HH Income		
\$107,054	\$116,275	\$116,791

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Harry Byrd Highway (Route 7) 59,000 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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