



JOIN THESE RETAILERS



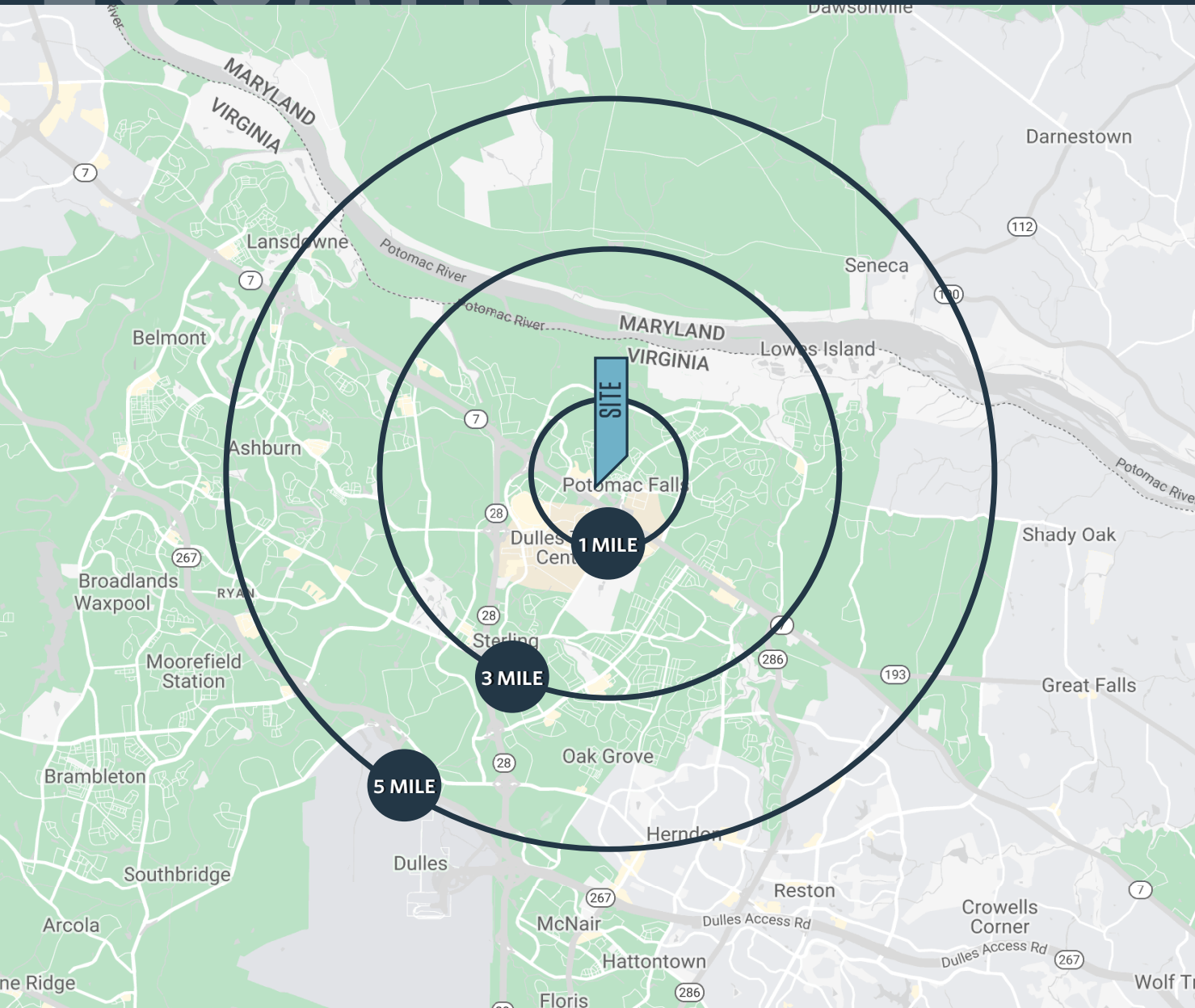
RETAIL FOR LEASE

- 1,540 SF former showroom now available!
- Located just off of highly trafficked Route 7 (71,000 2021 ADT)
- 90 retail parking spaces.

LOCATION

HERITAGE PLAZA

46005 REGAL PLAZA, STERLING, VIRGINIA 20165, LOUDOUN COUNTY



SIZE	1,540 SF
ASKING RENT	"Market"
EST. NNN	\$10.00 PSF
EXG. CONDITION	"As-is"
AVAILABILITY	Immediate

DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	13,957	92,126	185,505
Daytime Population	19,798	91,217	184,399
Households	5,112	31,694	64,349
Average HH Income	\$169,065	\$164,820	\$182,074

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Route 7	71,000 ADT
Cascades Pkwy	26,200 ADT
Palisade Pkwy	14,000 ADT

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FORREST MORRILL

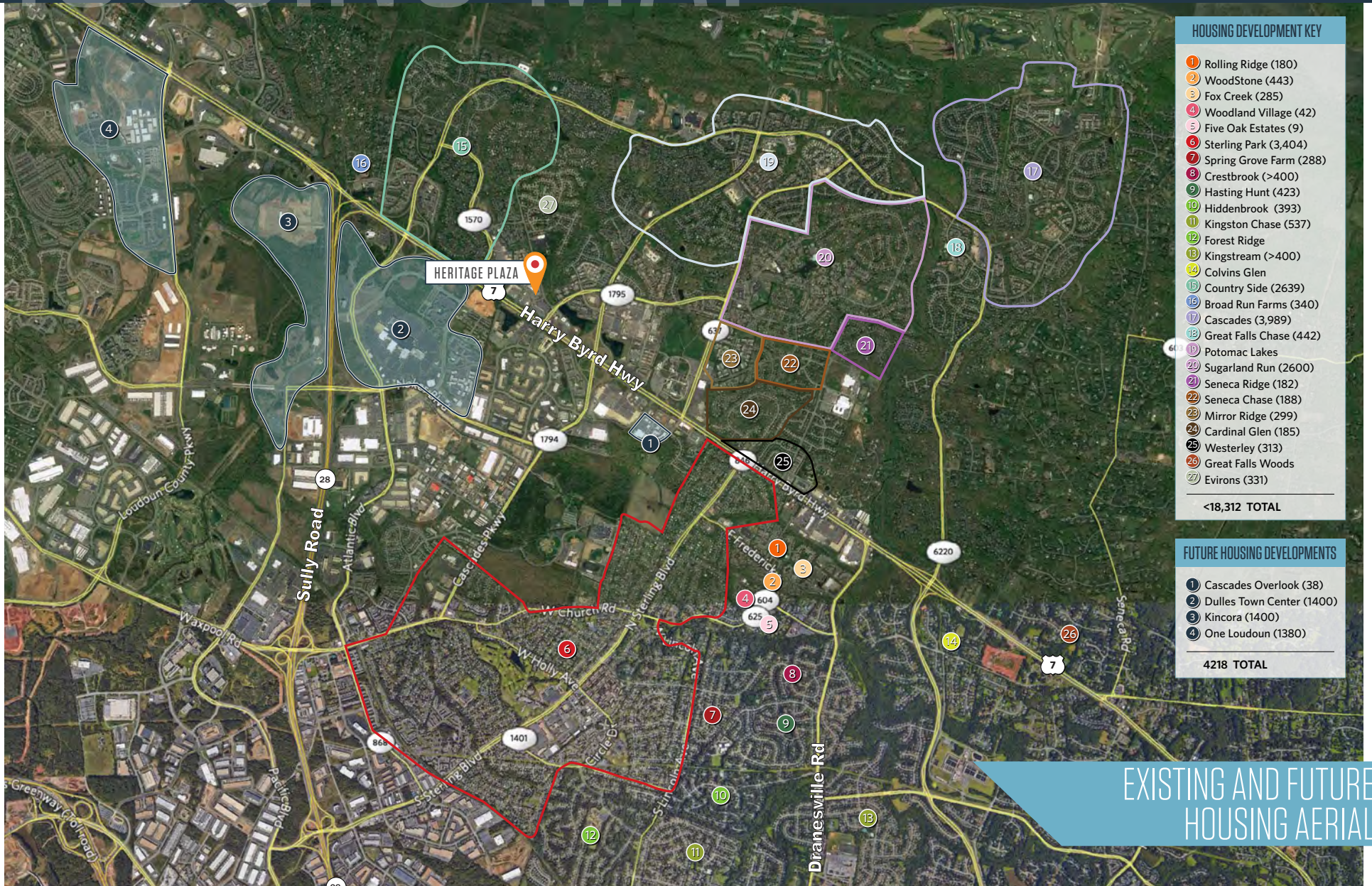
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HOUSING MAP

HERITAGE PLAZA

46005 REGAL PLAZA, STERLING, VIRGINIA 20165



HOUSING DEVELOPMENT KEY	
1	Rolling Ridge (180)
2	WoodStone (443)
3	Fox Creek (285)
4	Woodland Village (42)
5	Five Oak Estates (9)
6	Sterling Park (3,404)
7	Spring Grove Farm (288)
8	Crestbrook (>400)
9	Hasting Hunt (423)
10	Hiddenbrook (393)
11	Kingston Chase (537)
12	Forest Ridge
13	Kingstream (>400)
14	Colvins Glen
15	Country Side (2639)
16	Broad Run Farms (340)
17	Cascades (3,989)
18	Great Falls Chase (442)
19	Potomac Lakes
20	Sugarland Run (2600)
21	Seneca Ridge (182)
22	Seneca Chase (188)
23	Mirror Ridge (299)
24	Cardinal Glen (185)
25	Westerley (313)
26	Great Falls Woods
27	Evirons (331)
<18,312 TOTAL	

FUTURE HOUSING DEVELOPMENTS	
1	Cascades Overlook (38)
2	Dulles Town Center (1400)
3	Kincora (1400)
4	One Loudoun (1380)
4218 TOTAL	

EXISTING AND FUTURE HOUSING AERIAL

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AERIAL

HERITAGE PLAZA

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MARKET AERIAL

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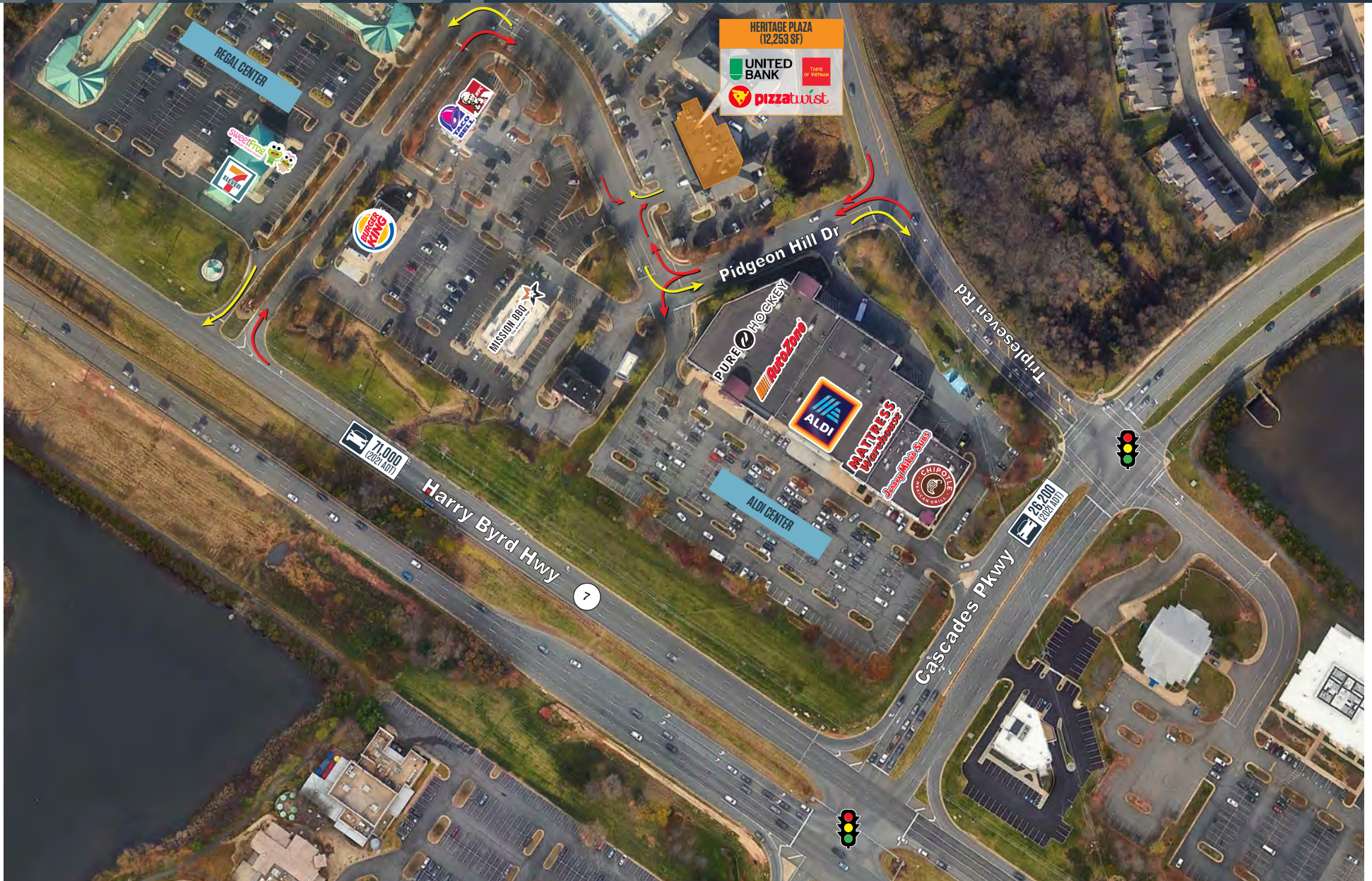
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CLOSE-UP

HERITAGE PLAZA

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HERITAGE PLAZA

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FOR MORE INFORMATION, PLEASE CONTACT:

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