

STERLING PLAZA

22360 S. Sterling Blvd., Sterling, VA 20164
Loudoun County



RETAIL FOR LEASE

JOIN:

SAFeway 

**Advance
Auto Parts** 

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

 **DOLLAR TREE**

- Future retail building available in Sterling, Virginia, anchored by Safeway.
- Façade renovations completed; 4,143 SF end-cap potentially available.
- Pad site available for ground lease or lease of proposed 8,000 sq. ft. retail building.
- Strategically positioned in the middle of Sterling to serve a large and growing population in Loudoun County.
- Ample parking and excellent visibility from S. Sterling Blvd, making it ideal for a wide range of businesses.

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DEMOGRAPHICS | 2022:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 18,297 | 97,377 | 253,156 |
| Daytime Population | | |
| 6,408 | 70,722 | 178,735 |
| Households | | |
| 5,299 | 31,283 | 89,574 |
| Average HH Income | | |
| \$121,699 | \$164,978 | \$178,613 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Sterling Blvd 19,900 ADT

LOCATION & DEMOGRAPHICS

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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