

CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County



JOIN:

COCOSFOOD
INTERNATIONAL MARKET

Walgreens

IHOP **V/ABC**

- Strong visibility to Rt. 7 (Harry Byrd Hwy) with over 60,000 ADT.
- Located in Loudoun County, the wealthiest and one of the fastest growing counties in the U.S.
- Highly visible pylon signage available.

Available Space:

- 3,200 SF End-cap immediately available!

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SIZE	RATE	CONDITION	DELIVERY	EST. NNN
3,200 SF	MARKET	AS-IS	IMMEDIATE	\$6.00 PSF



SITE PLAN

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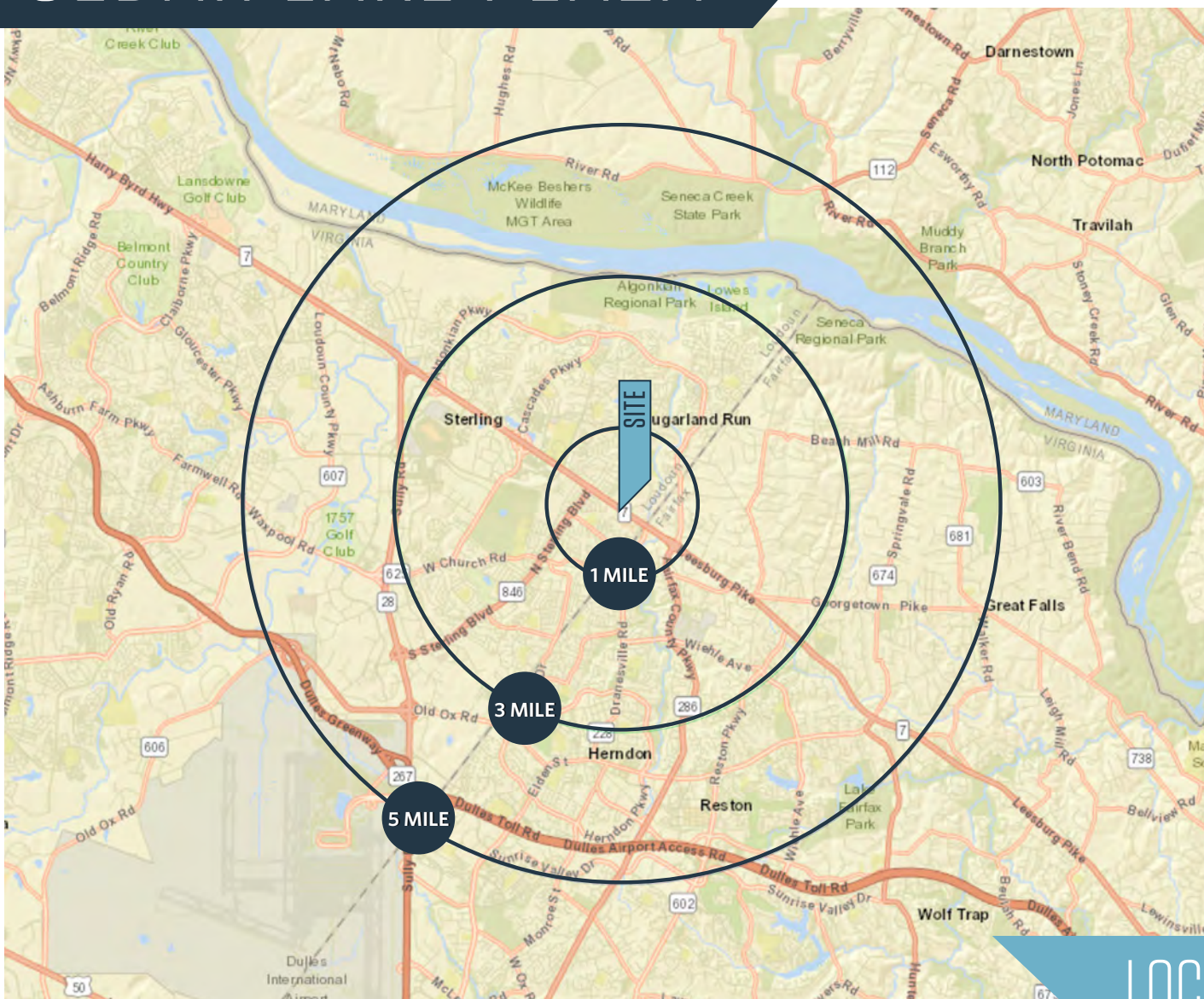
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	
Population	12,293	101,205	203,537
Daytime Population	9,507	84,894	244,270
Households	3,886	33,055	74,718
Median HH Income	\$144,918	\$146,196	\$134,724

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Route 7	60,654 ADT
Cedar Drive	1,691 ADT
Lakeland Drive	3,679 ADT

LOCATION & DEMOGRAPHICS

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PHOTOS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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