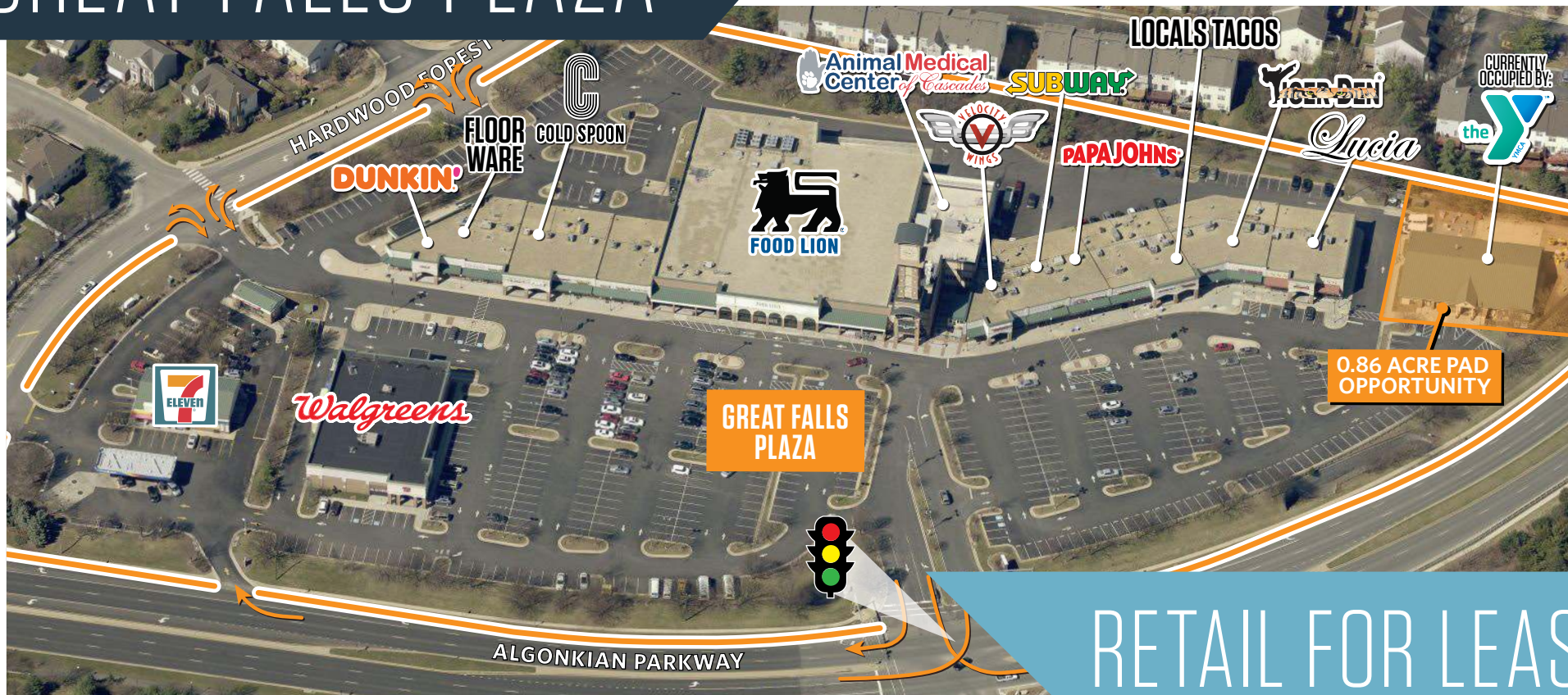


GREAT FALLS PLAZA

Lowes Island, Sterling, VA 20165
Loudoun County



RETAIL FOR LEASE

JOIN AREA RETAILERS:



HIGHLIGHTS:

- Rare pad opportunity!
- The only shopping center serving the Lowe's Island area in close proximity to Dominion High School (1,298 students), Seneca Ridge Middle School (937 students), Meadowlands Elementary (422 students), & Lowes Island Elementary (689 students)
- Serving over 60,713 people with an average household income of \$209,775 within a three mile radius

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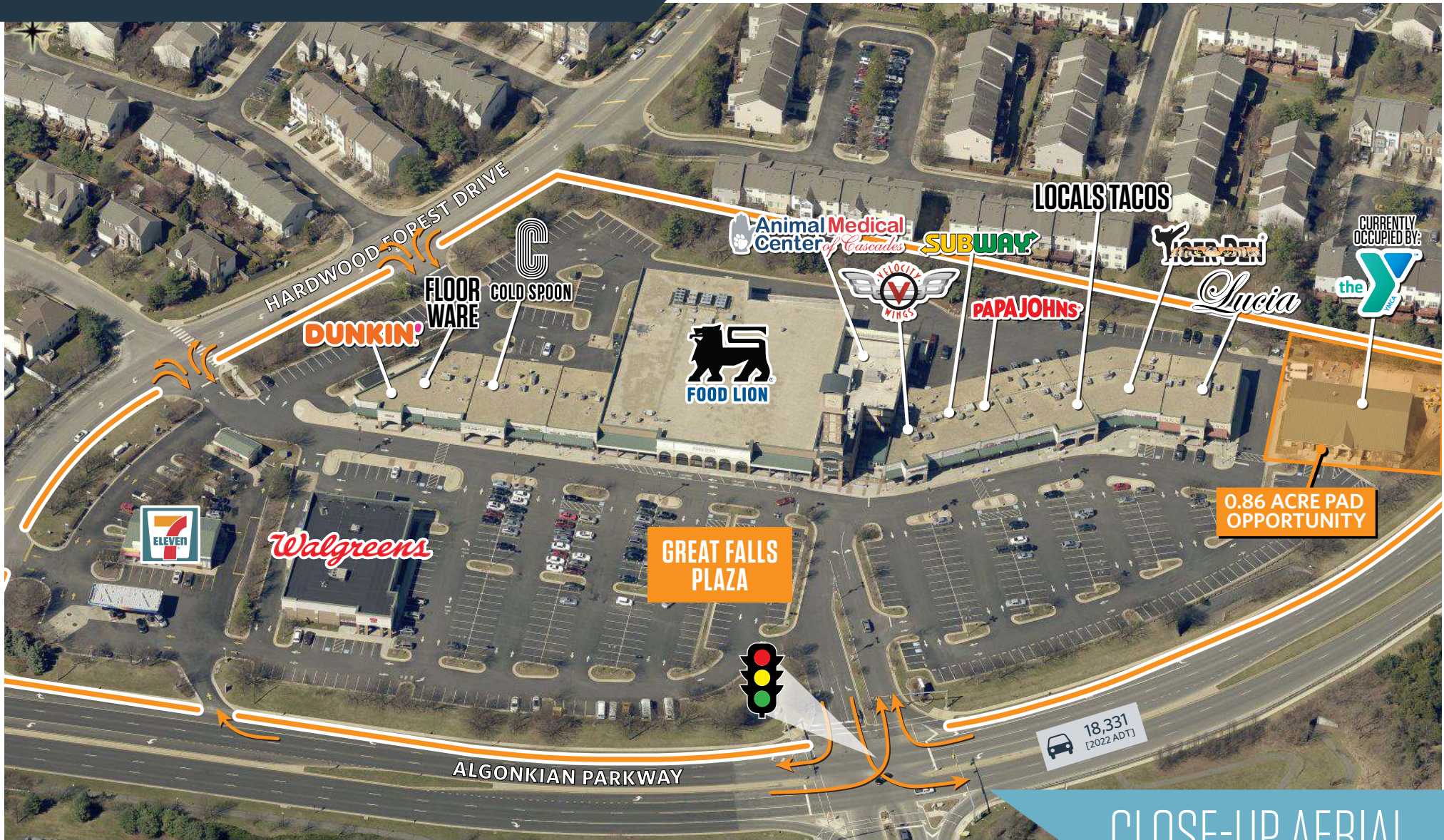
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DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	14,311	60,713	145,180
Daytime Population	2,627	23,330	65,133
Households	4,601	19,691	49,592
Average HH Income	\$218,159	\$209,775	\$199,066

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Algonkian Parkway 18,331 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

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