

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:



SARANTIS
PROPERTIES

Veronica A. Kamara
vkamara@klnb.com
703-268-2714

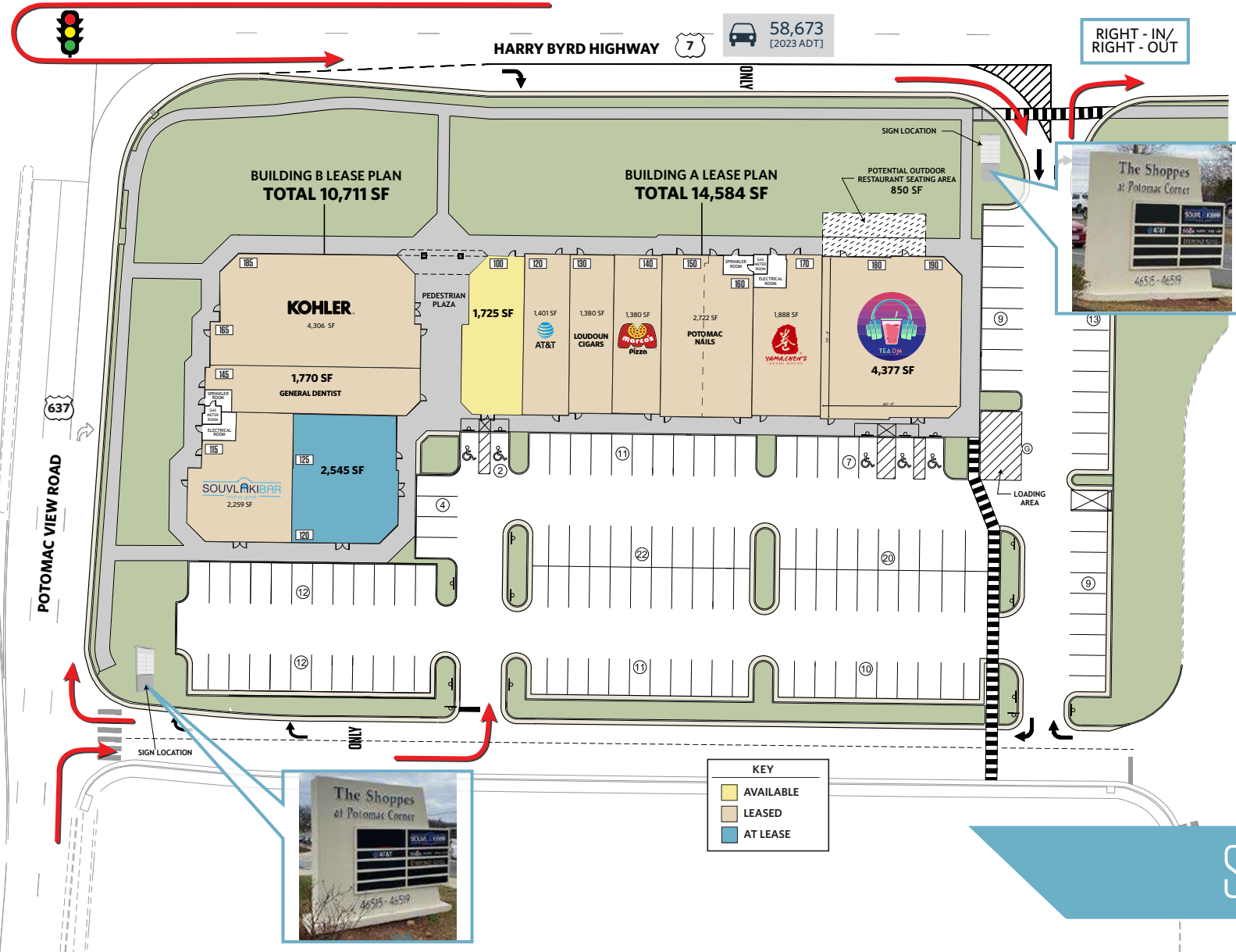
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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



SITE PLAN

Veronica A. Kamara
vkamara@klnb.com
703-268-2714

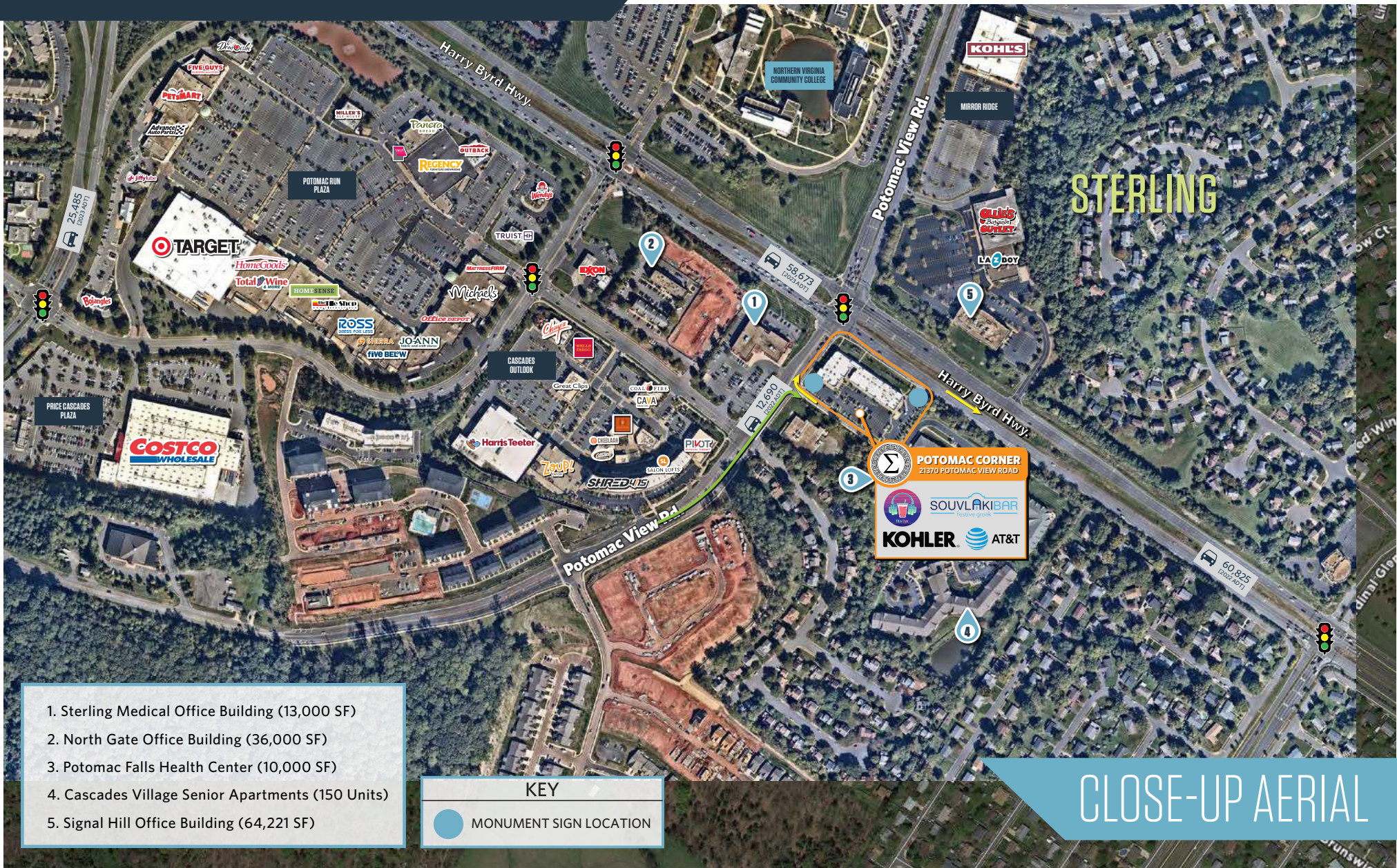
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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



- 1. Sterling Medical Office Building (13,000 SF)
- 2. North Gate Office Building (36,000 SF)
- 3. Potomac Falls Health Center (10,000 SF)
- 4. Cascades Village Senior Apartments (150 Units)
- 5. Signal Hill Office Building (64,221 SF)

KEY

● MONUMENT SIGN LOCATION

Veronica A. Kamara
vkamara@klnb.com
703-268-2714

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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



Veronica A. Kamara
vkamara@klnb.com
703-268-2714

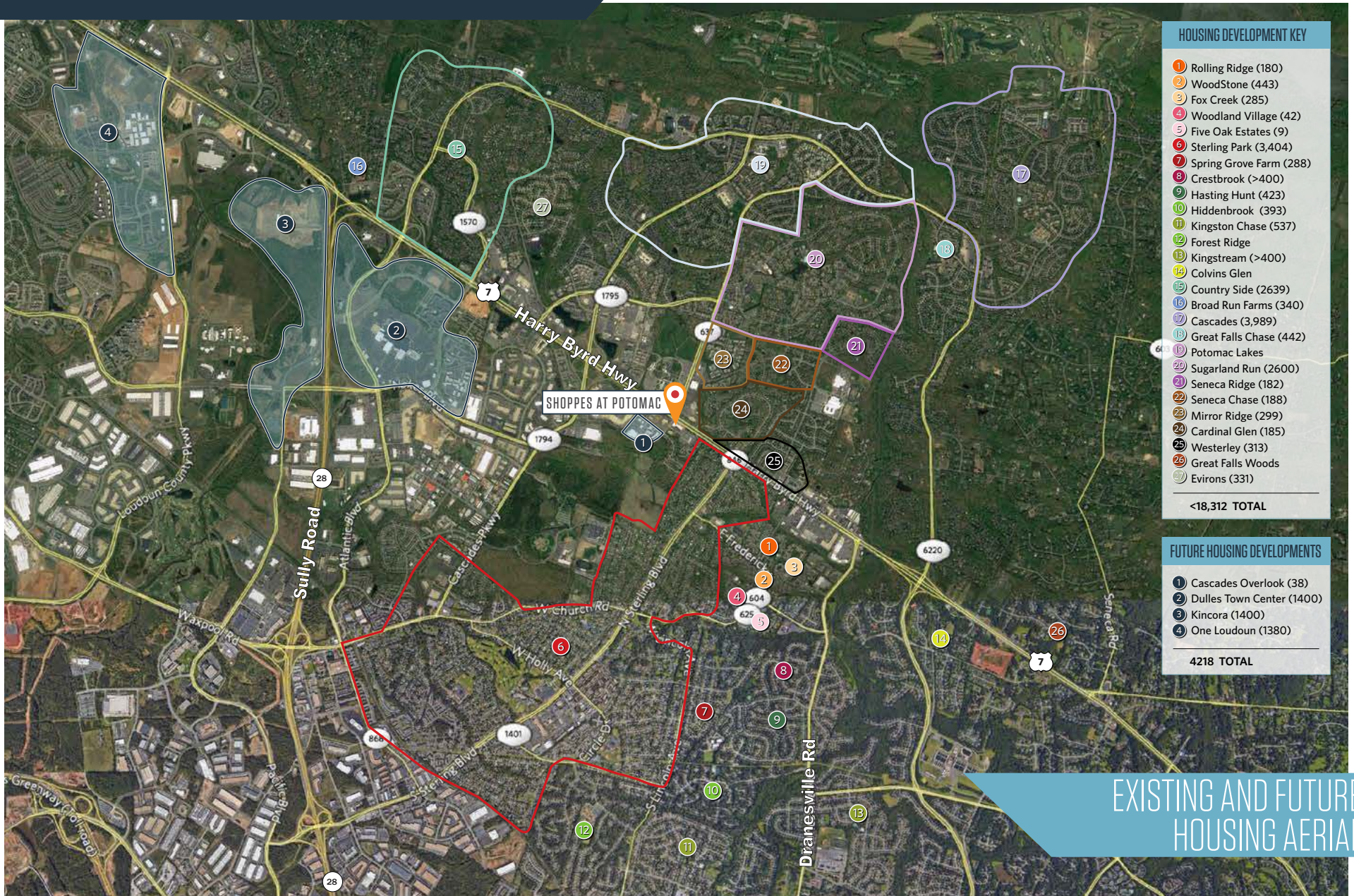
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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



Veronica A. Kamara
vkamara@klnb.com
703-268-2714

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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



PHOTOS

Veronica A. Kamara
vkamara@klnb.com
703-268-2714

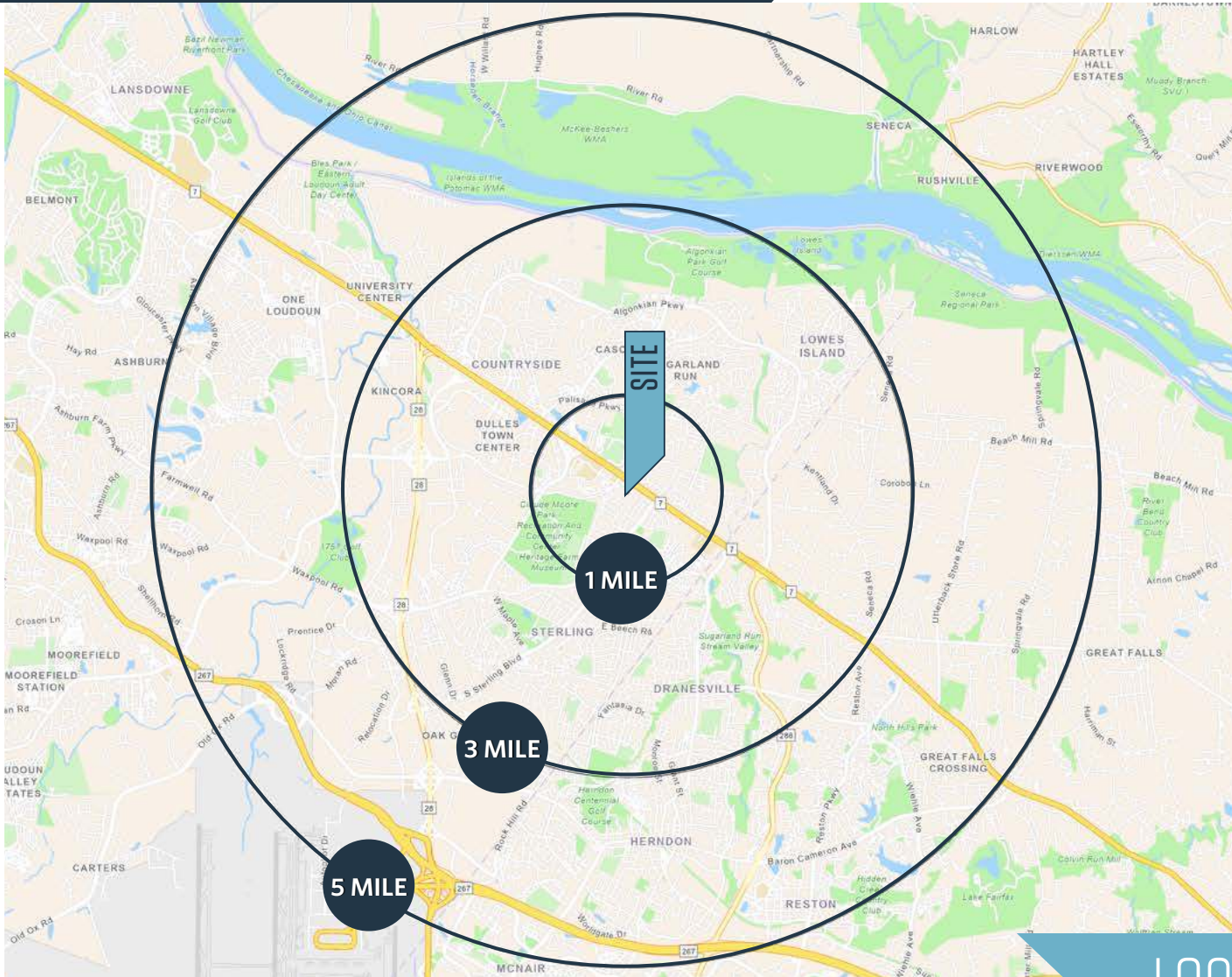
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

THE SHOPPES AT POTOMAC CORNER

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



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	18,074	101,128	203,398
Daytime Population	9,379	53,032	158,725
Households	5,597	33,100	74,377
Average HH Income	\$173,386	\$105,198	\$198,238
Median HH Income	\$134,064	\$153,101	\$150,732

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Harry Byrd Highway (Route 7) 58,673 ADT

LOCATION & DEMOGRAPHICS

Veronica A. Kamara
vkamara@klnb.com
703-268-2714

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



THE SHOPPES AT POTOMAC CORNER

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

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Veronica A. Kamara

vkamara@klnb.com

703-268-2714

Billy Kelly

bkelly@klnb.com

703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb