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RETAIL FOR LEASE

- Located at the intersection of Old Ox Rd. and Overland Dr.
- End-Cap & Inline Space Available.
- Zoning: PDCC-CC.
- Surface Parking Available.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
3,404 SF	MARKET	NEGOTIABLE	JANUARY 1, 2025
2,047 SF	MARKET	AS-IS	IMMEDIATE
*EST. NNN: \$5.20 PSF			

FORREST MORRILL

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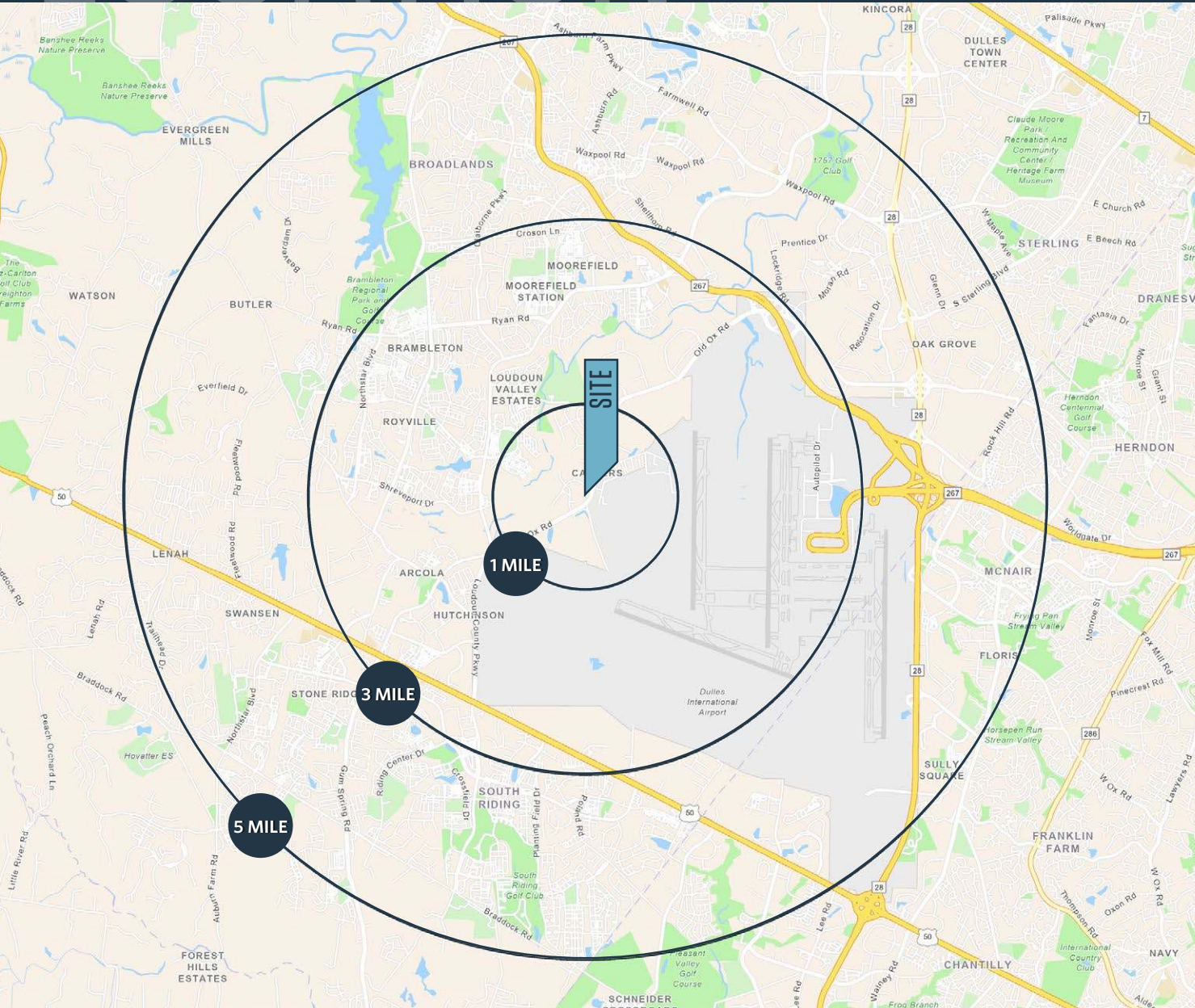
BILLY KELLY

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LOCATION

DULLES MARKET SQUARE

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	3,780	53,689	184,788
Daytime Population	4,134	24,024	105,475
Households	1,213	17,298	58,594
Average HH Income	\$230,302	\$223,856	\$206,764

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Old Ox Road (606)	22,090 ADT
Overland Drive	6,180 ADT

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MARKET

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SITE PLAN

DULLES MARKET SQUARE

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



KEY	
	AVAILABLE
	SIGNED LEASE
	AT LEASE



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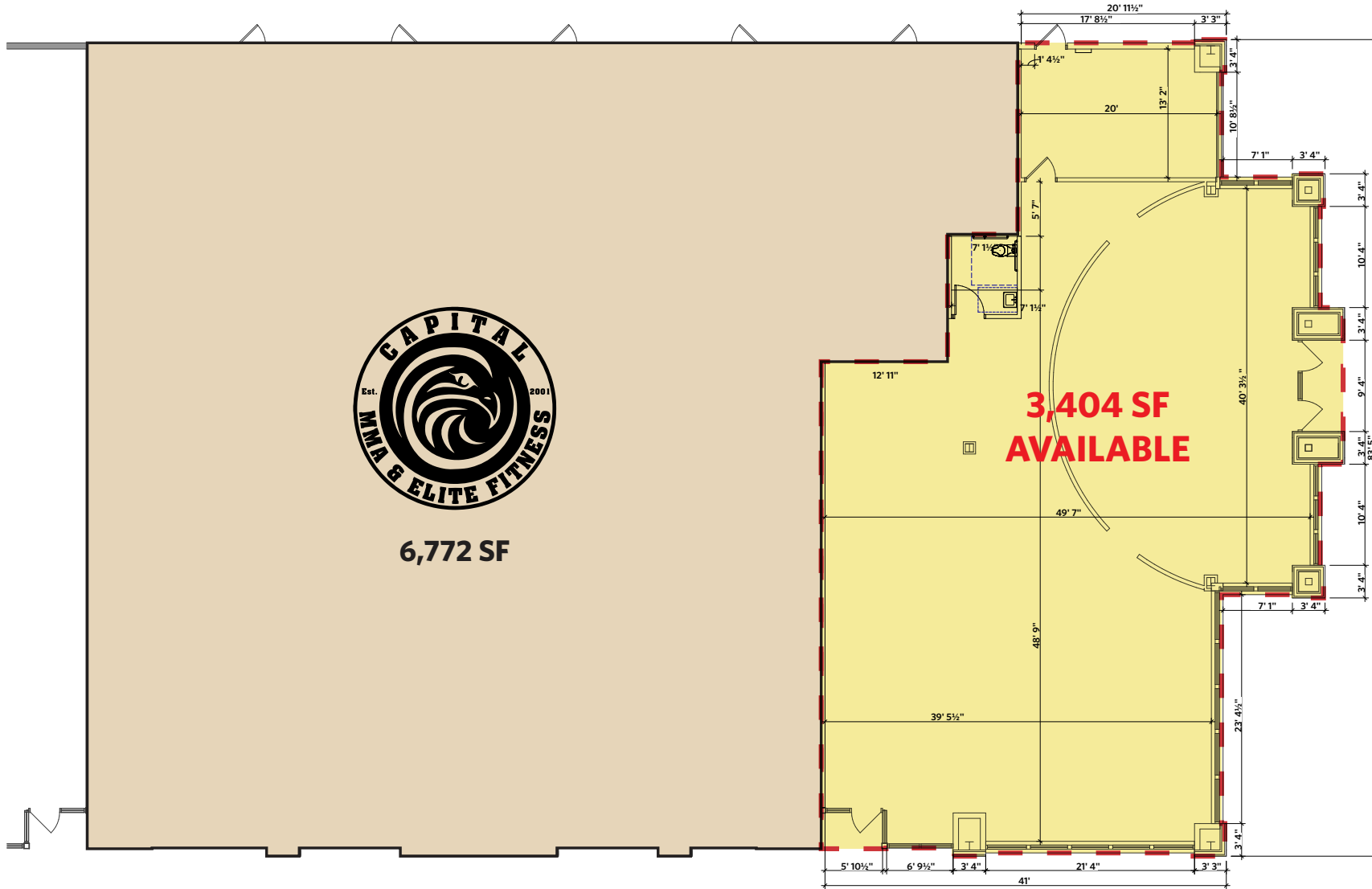
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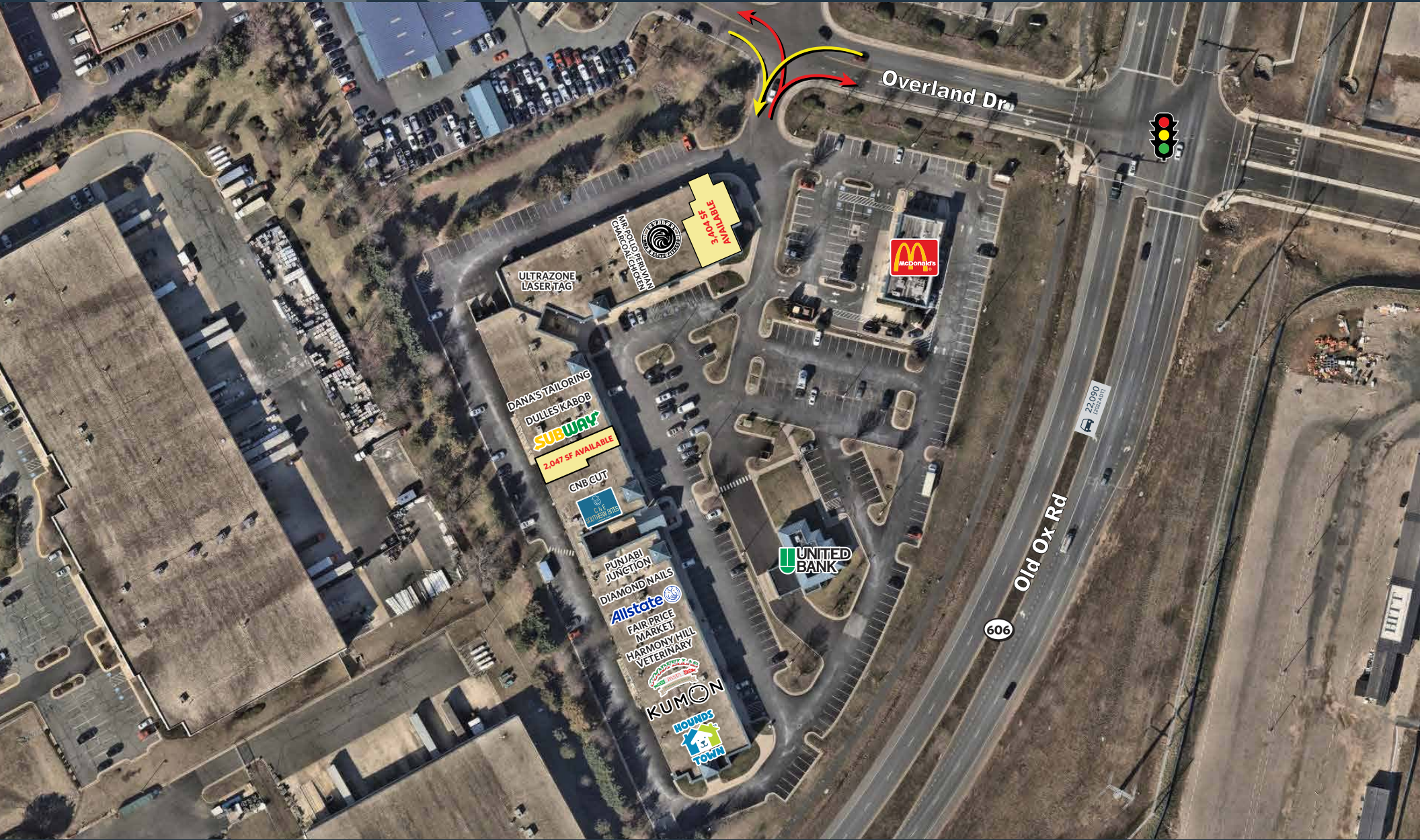




CLOSEUP

DULLES MARKET SQUARE

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FOR MORE INFORMATION, PLEASE CONTACT:

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