

# CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164  
Loudoun County

JUST SIGNED:

**ivyrehab**  
PHYSICAL THERAPY



JOIN:

**COCOSFOOD**  
INTERNATIONAL MARKET

**Walgreens**

**IHOP** **V/ABC**

- **FULLY LEASED**
- 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.

**Victor Salcido**  
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**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

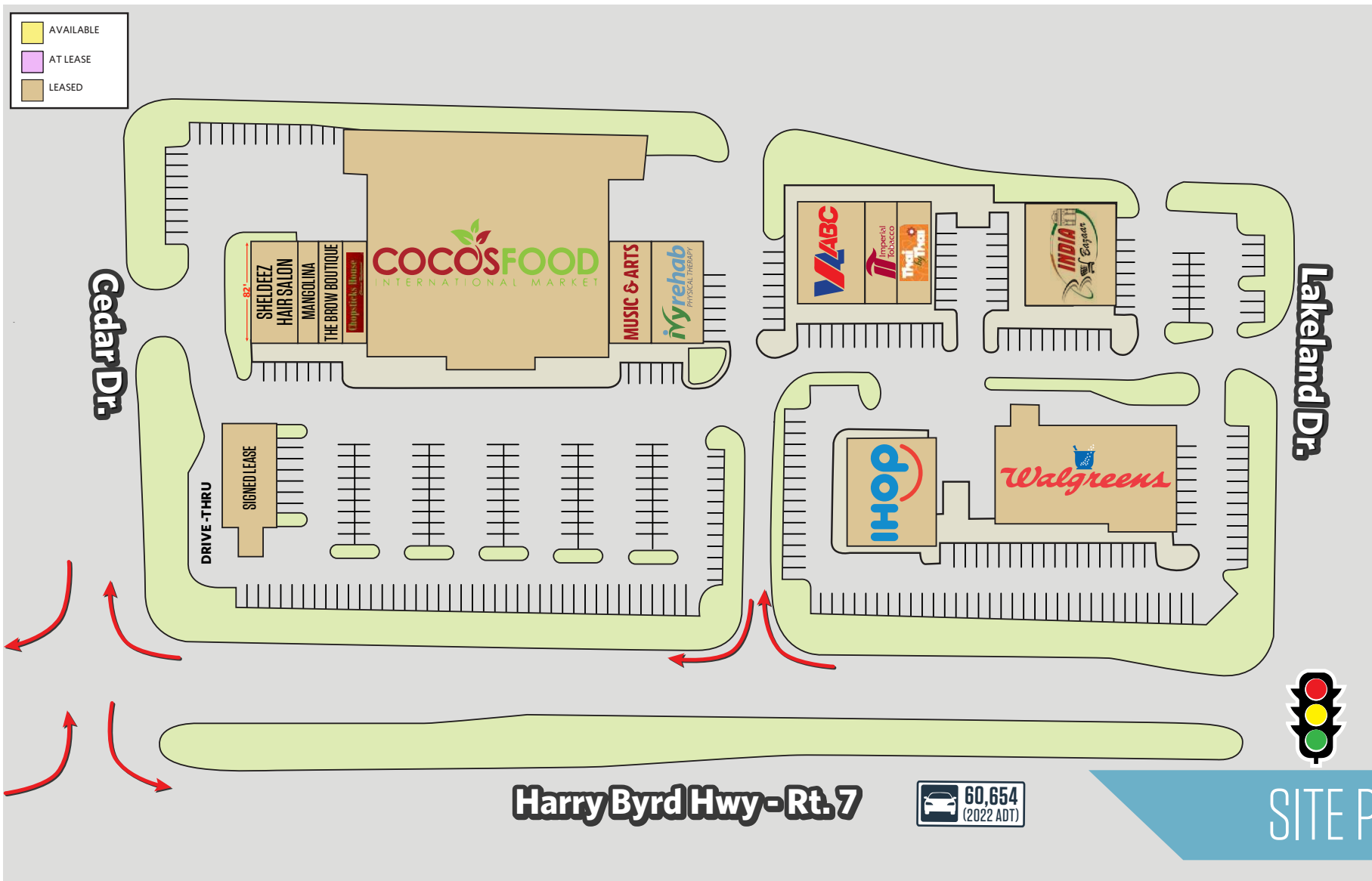
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Tysons, VA 22182  
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SITE PLAN

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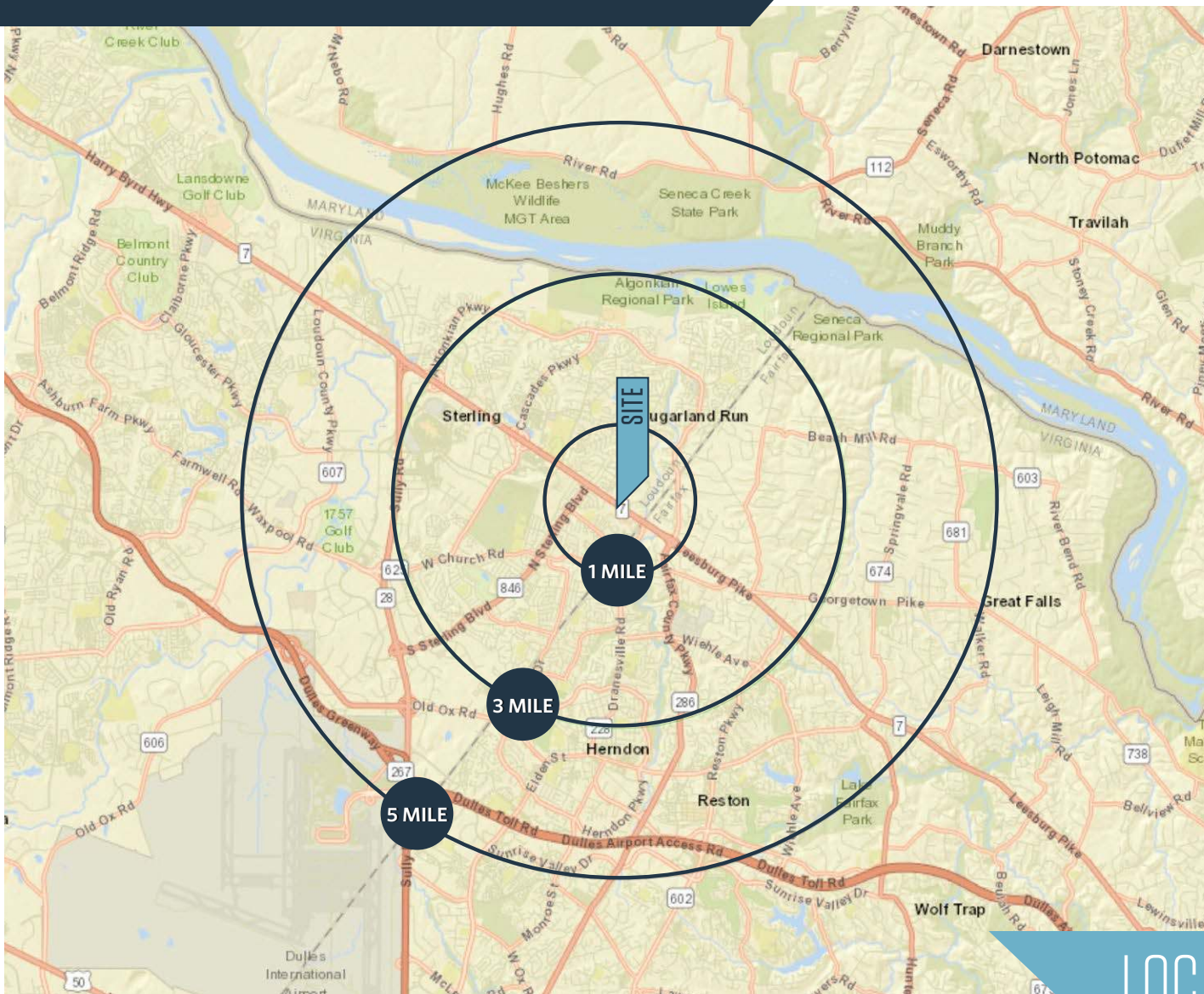
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## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population	101,205	203,537
Daytime Population	84,894	244,270
Households	33,055	74,718
Median HH Income	\$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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