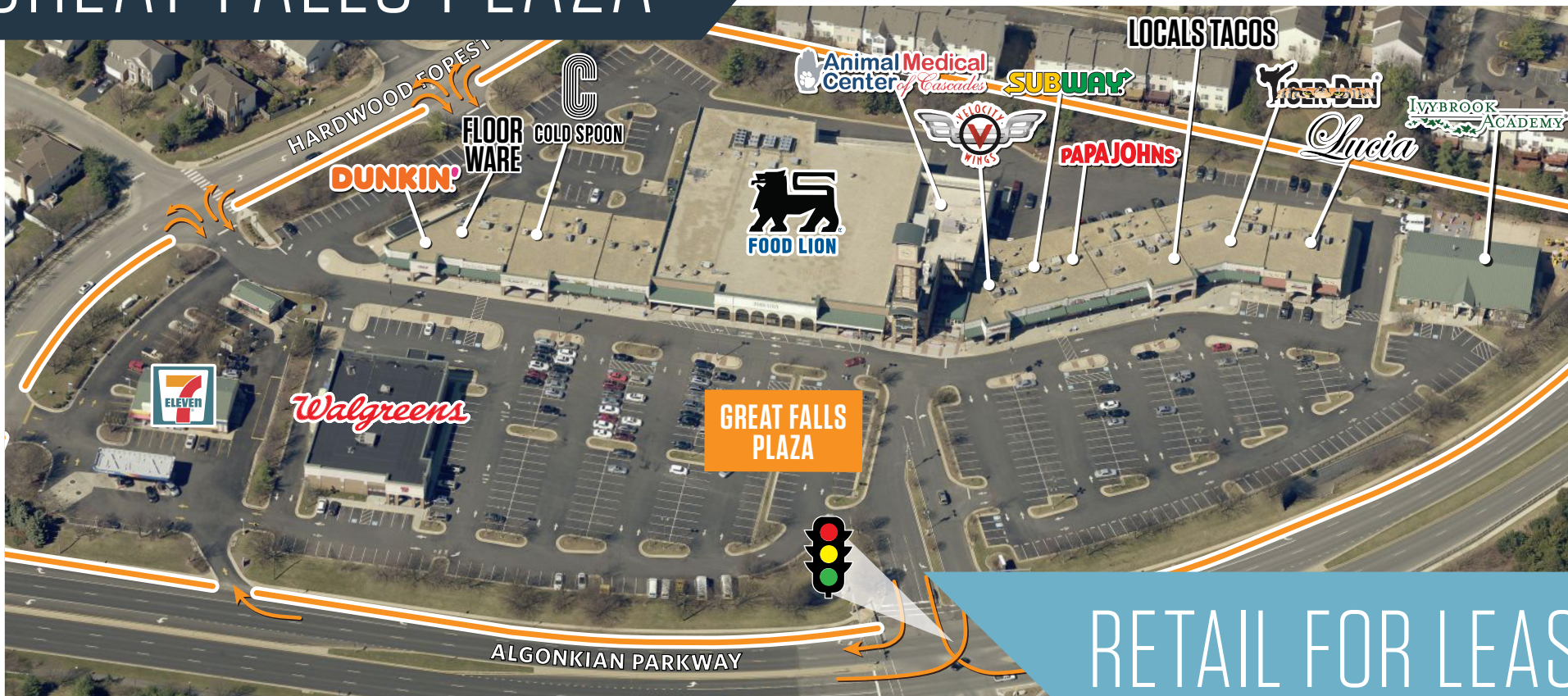


# GREAT FALLS PLAZA

Lowes Island, Sterling, VA 20165  
Loudoun County



## RETAIL FOR LEASE

### JOIN AREA RETAILERS:



*Walgreens*

**DUNKIN'**



**SUBWAY**

**PAPAJOHNS**

### HIGHLIGHTS:

- **Fully Leased!**
- 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

Dimitri Georgelakos  
dimitri@klnb.com  
703-268-2710

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

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

**klnb**

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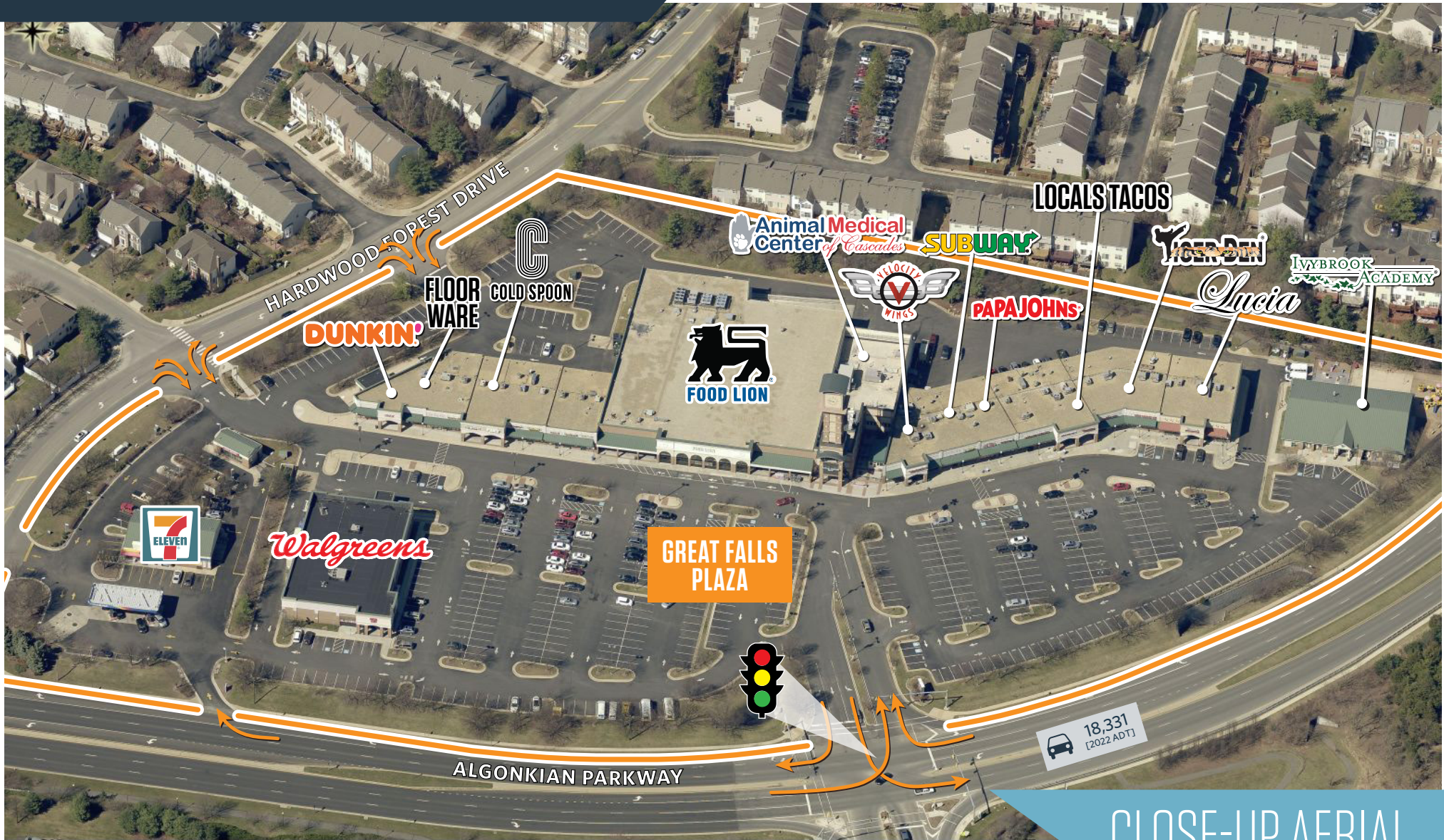
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Tysons, VA 22182  
klnb.com



SITE PLAN

# GREAT FALLS PLAZA

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CLOSE-UP AERIAL

Dimitri Georgelakos  
dimitri@klnb.com  
703-268-2710

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

8065 Leesburg Pike, Suite 700  
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klnb.com

klnb

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Dimitri Georgelakos  
dimitri@klnb.com  
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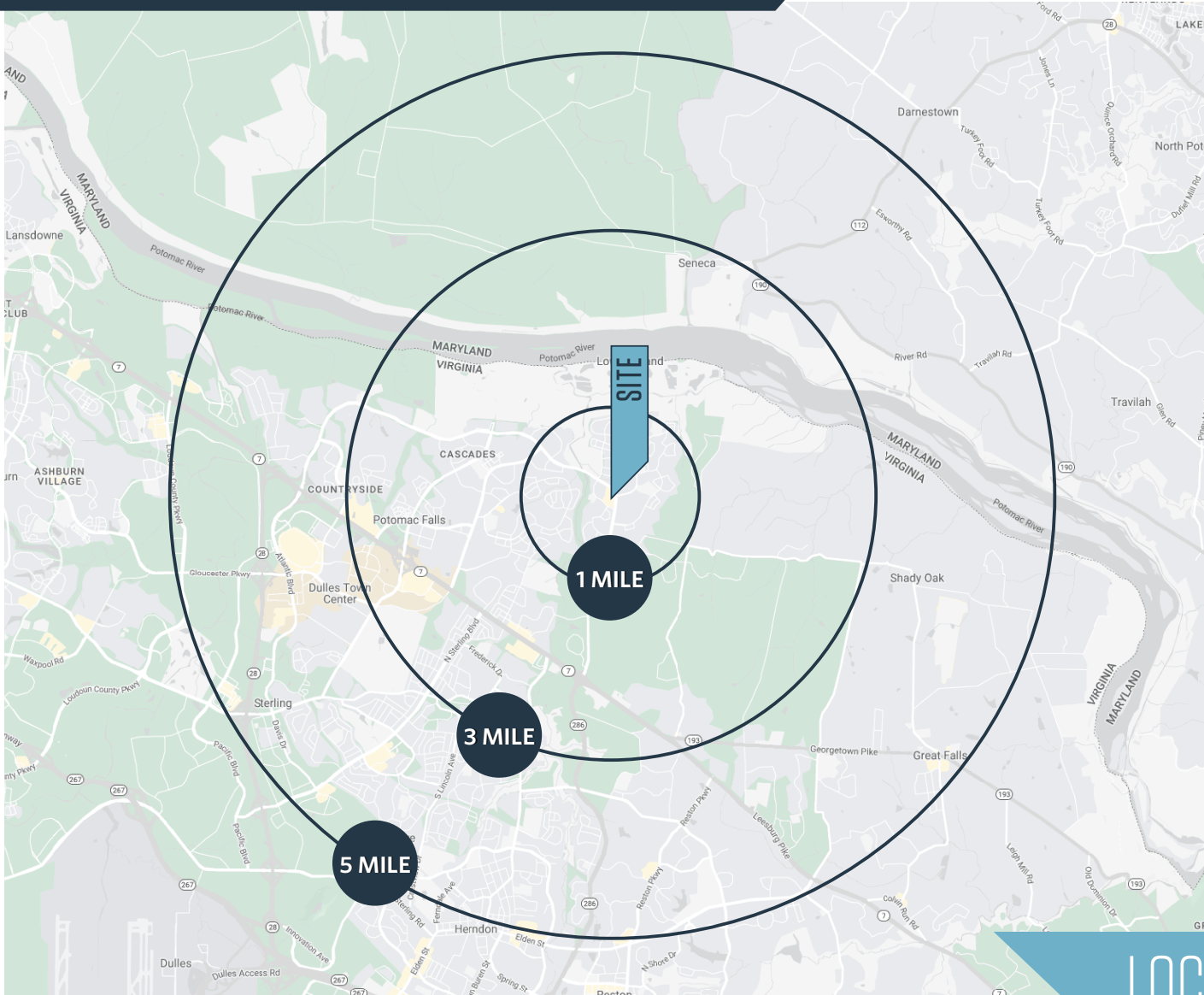
Veronica Kamara  
vkamara@klnb.com  
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## DEMOGRAPHICS | 2023:

	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

For More Information, Please Contact:

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