



NOW OPEN!

HOUNDS



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Last Space Available, 2,047 SF.
- Located at the intersection of Old Ox Rd. and Overland Dr.
- Zoning: PDCC-CC.
- Surface Parking Available.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
2,047 SF	MARKET	AS-IS	IMMEDIATE
*EST. NNN: \$5.20 PSF			

FORREST MORRILL

fморrill@klnb.com | 703-268-2707

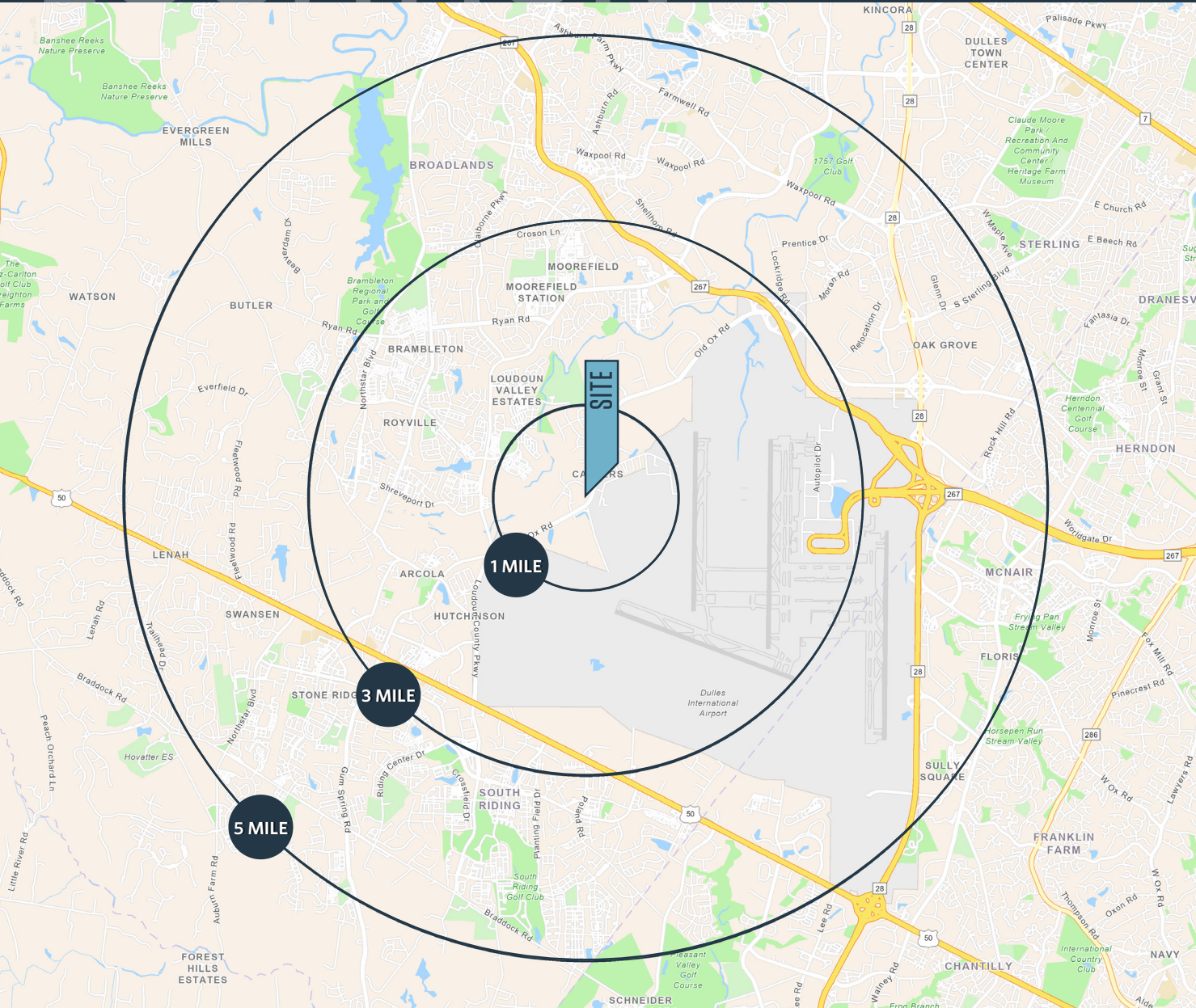
BILLY KELLY

bkelly@klnb.com | 703-268-2706

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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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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