

THE SHOPPES AT POTOMAC CORNER

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

Just Signed!



Qamaria
YEMENI
COFFEE CO.

**VELVET
JEWELRY**



AREA RETAILERS:



- **FULLY LEASED!**
- 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

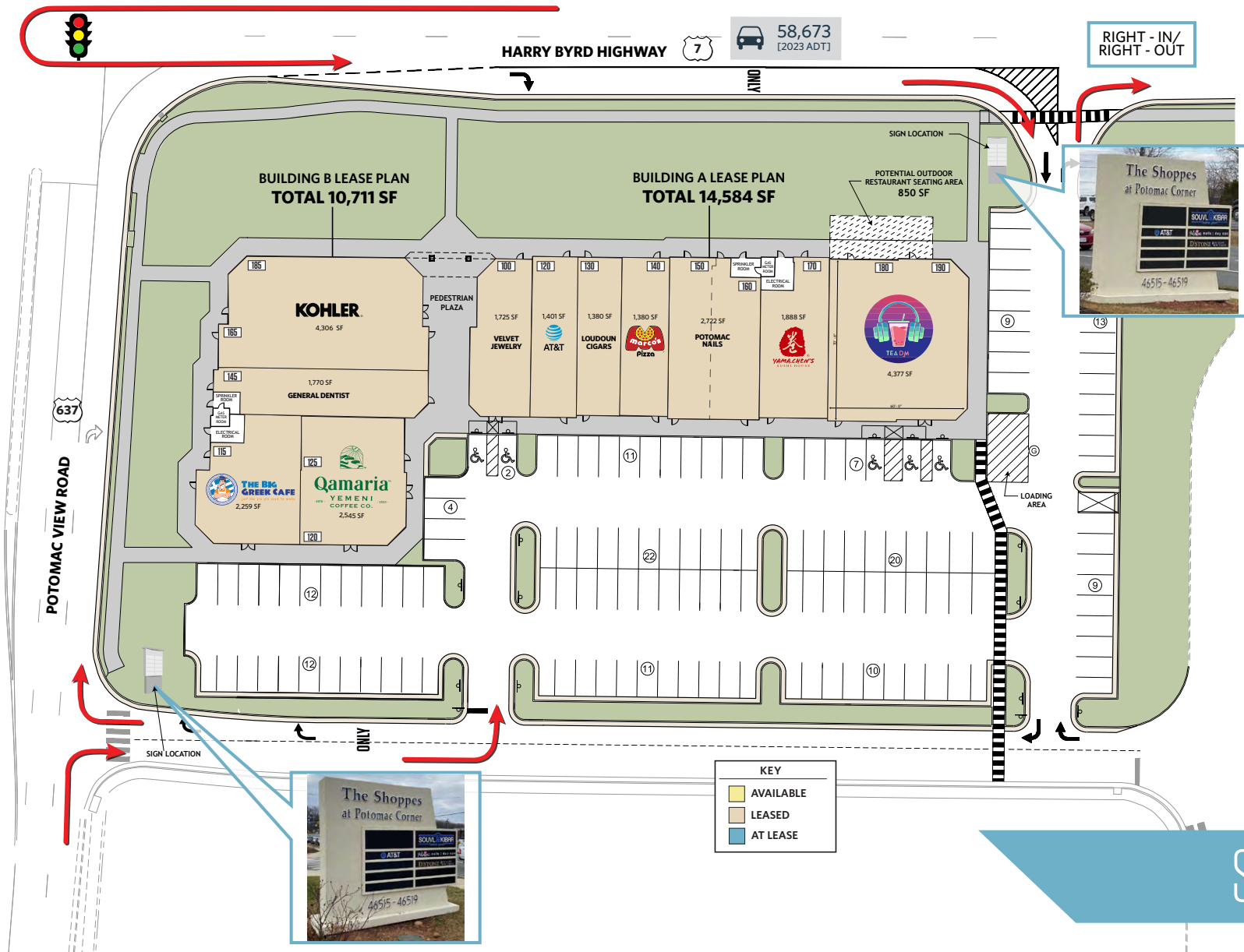
Billy Kelly
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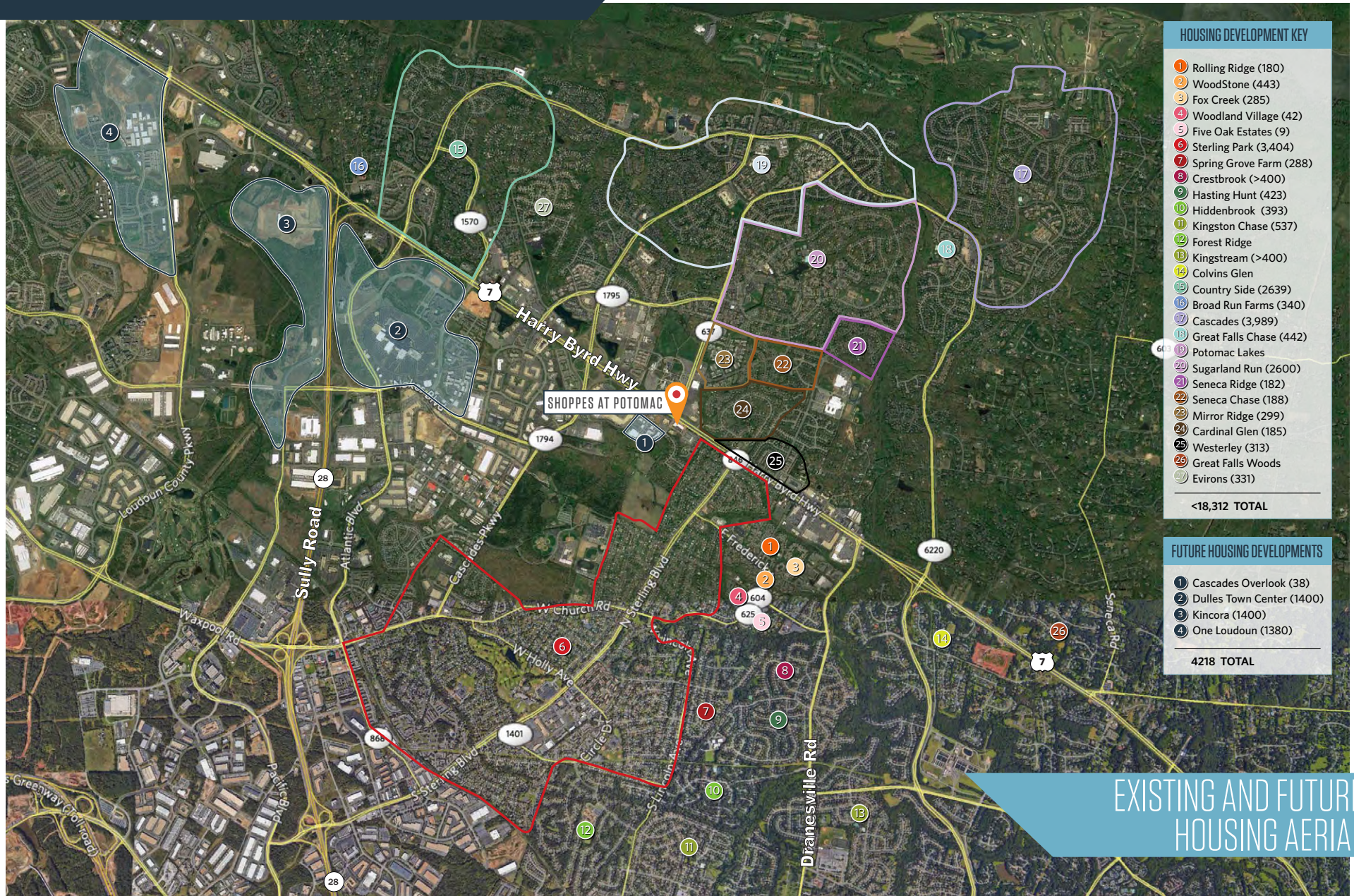
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PHOTOS

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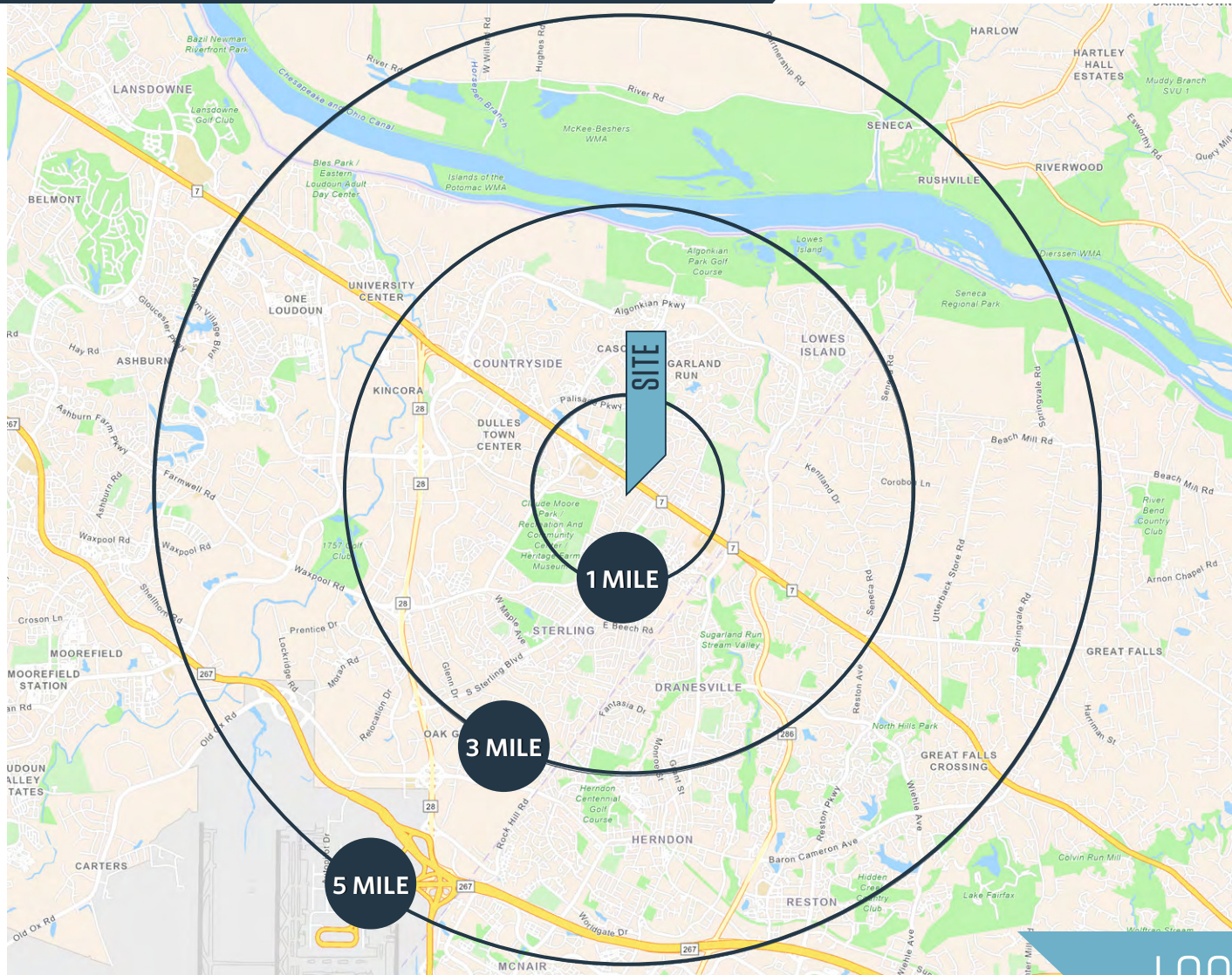
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DEMOGRAPHICS | 2024:

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

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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