



DULLES MARKET SQUARE

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 2,047 SF & 1,665 SF of in-line space available.
- Located at the intersection of Old Ox Rd. and Overland Dr.
- Zoning: PDCC-CC.
- Surface Parking Available.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,665 SF	MARKET	AS-IS	DEC. 1, 2025
2,047 SF	MARKET	AS-IS	IMMEDIATE
*EST. NNN: \$5.20 PSF			

FORREST MORRILL

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BILLY KELLY

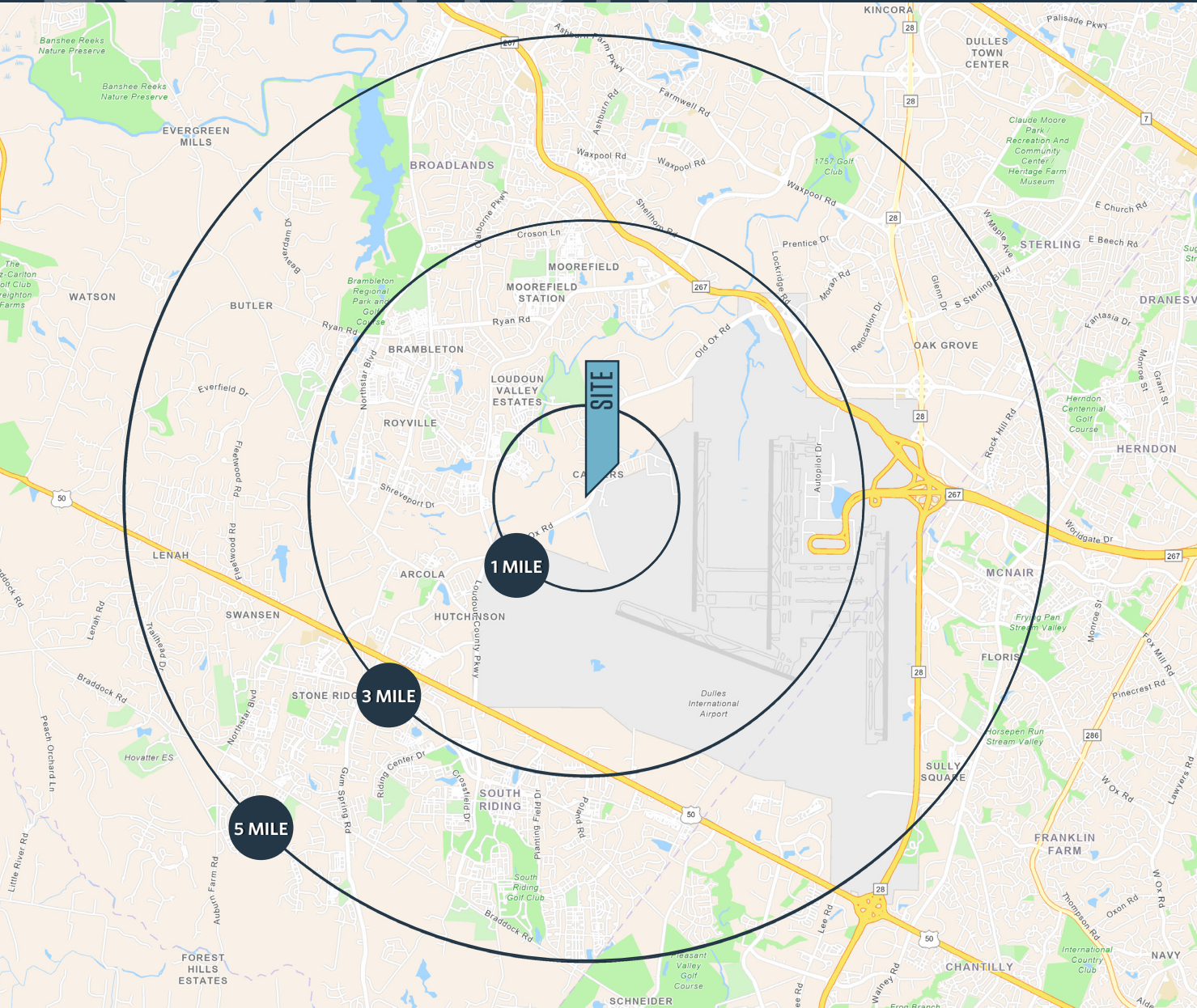
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LOCATION

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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
3,619	54,847	192,411
Daytime Population		
6,119	52,763	196,290
Households		
1,175	17,773	61,329
Average HH Income		
\$248,639	\$248,426	\$228,364

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Old Ox Road (606)	27,000 ADT
Overland Drive	7,300 ADT

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MARKET

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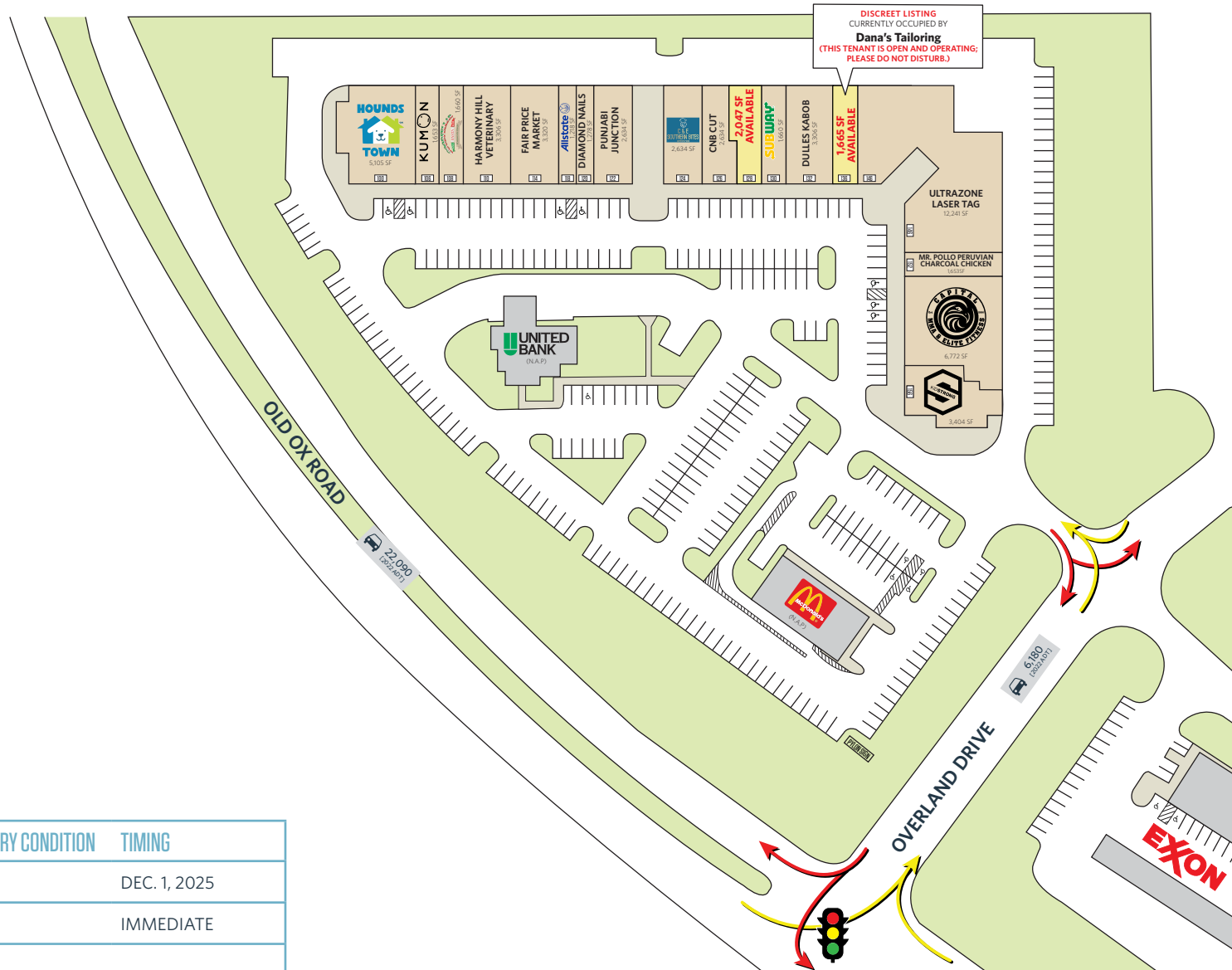
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KEY	
	AVAILABLE
	SIGNED LEASE
	AT LEASE



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CLOSEUP

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FOR MORE INFORMATION, PLEASE CONTACT:

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