



NEARBY RETAILERS



RETAIL FOR LEASE

- 1,966 SF & 1,540 SF available.
- Located just off of highly trafficked Route 7 (61,603 2023 ADT).
- 90 retail parking spaces.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,966 SF	"MARKET**"	"AS-IS" (2 nd gen restaurant)	WITHIN 60 DAYS OF EXECUTED LEASE
1,540 SF	"MARKET**"	"AS-IS"	WITHIN 60 DAYS OF EXECUTED LEASE
*EST. NNN's: \$10.00 PSF			

VICTOR SALCIDO

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FORREST MORRILL

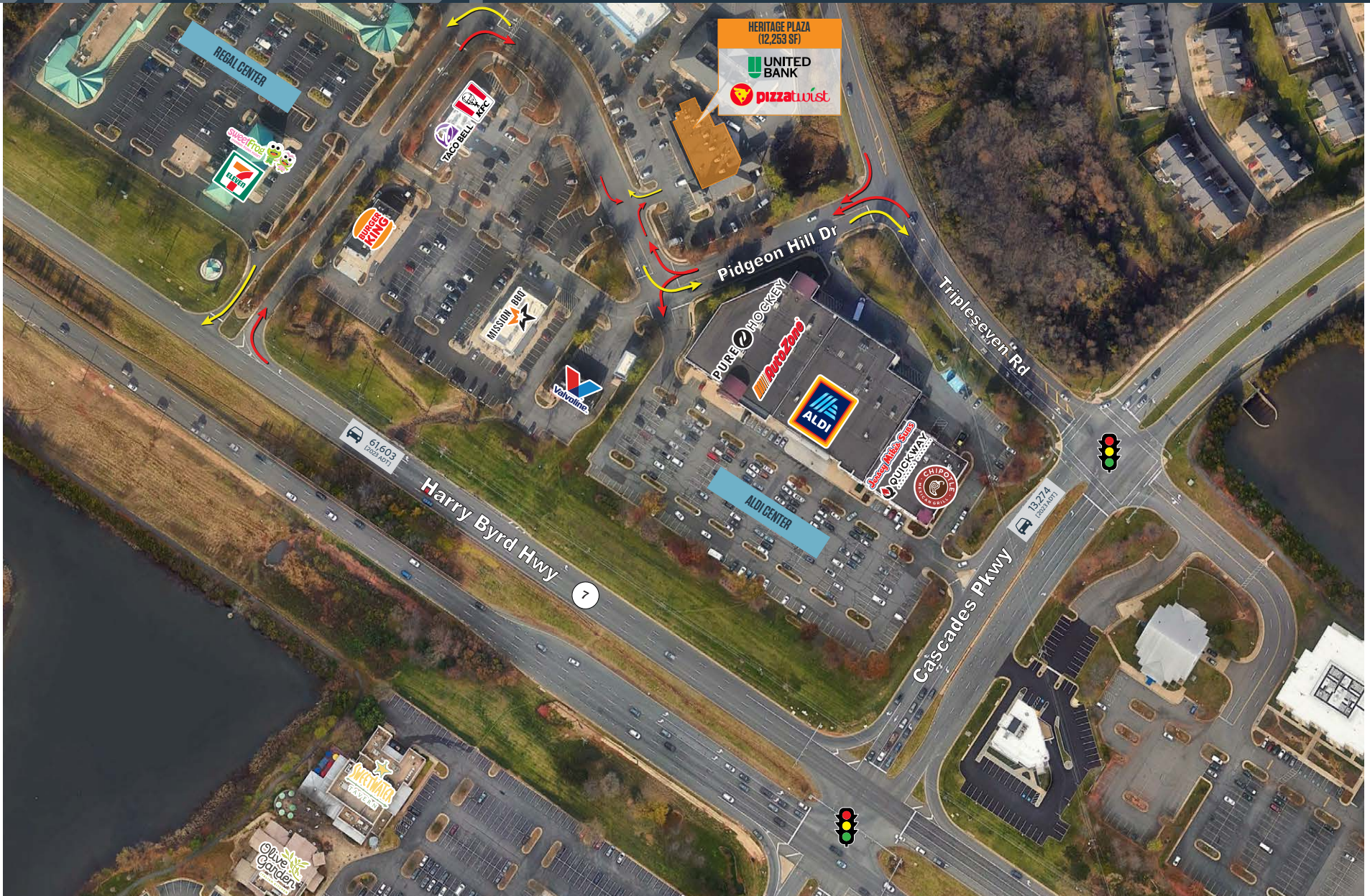
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CLOSE-UP

HERITAGE PLAZA

46005 REGAL PLAZA, STERLING, VIRGINIA 20165, LOUDOUN COUNTY



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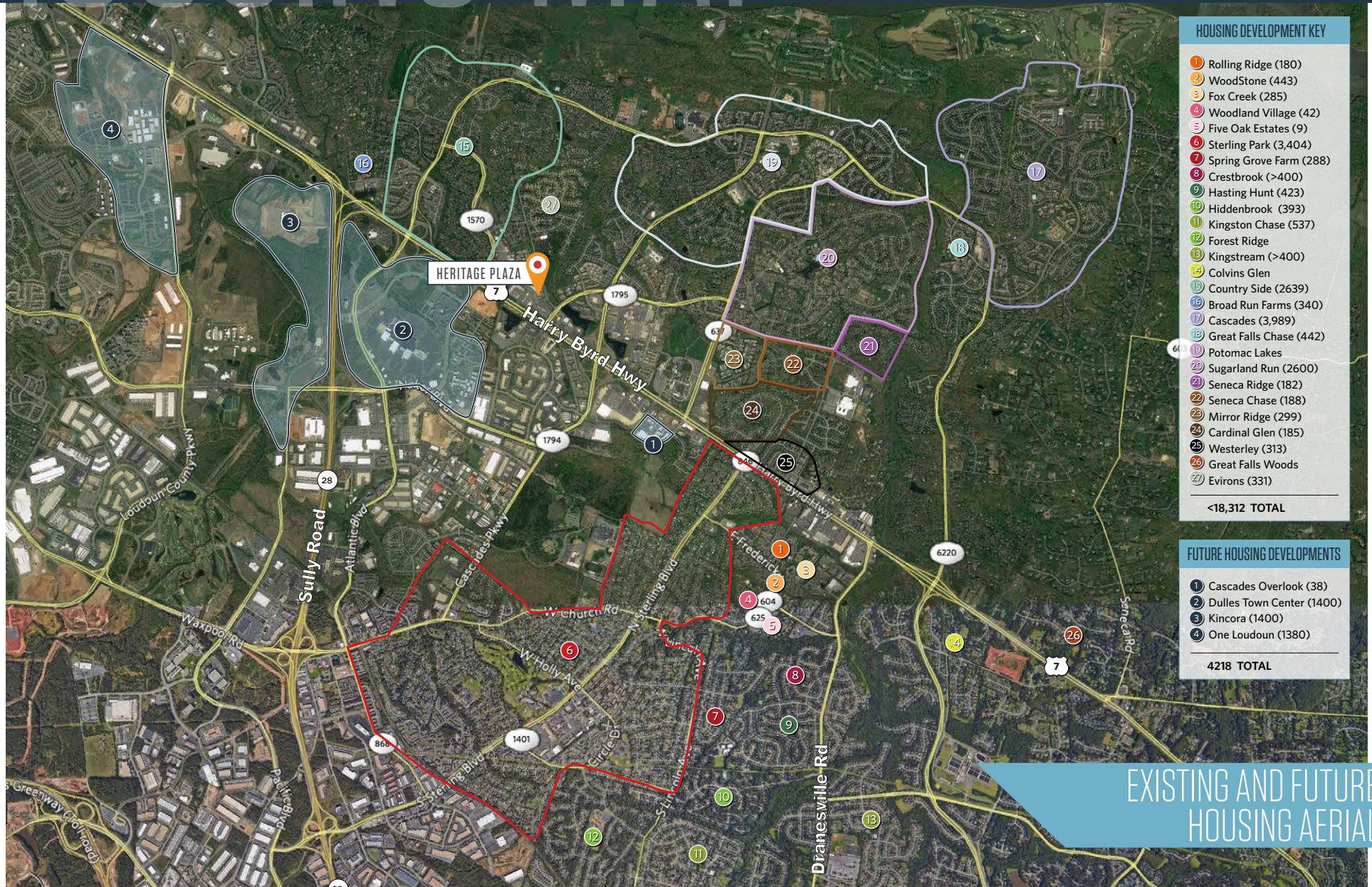
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HOUSING MAP

HERITAGE PLAZA

46005 REGAL PLAZA, STERLING, VIRGINIA 20165



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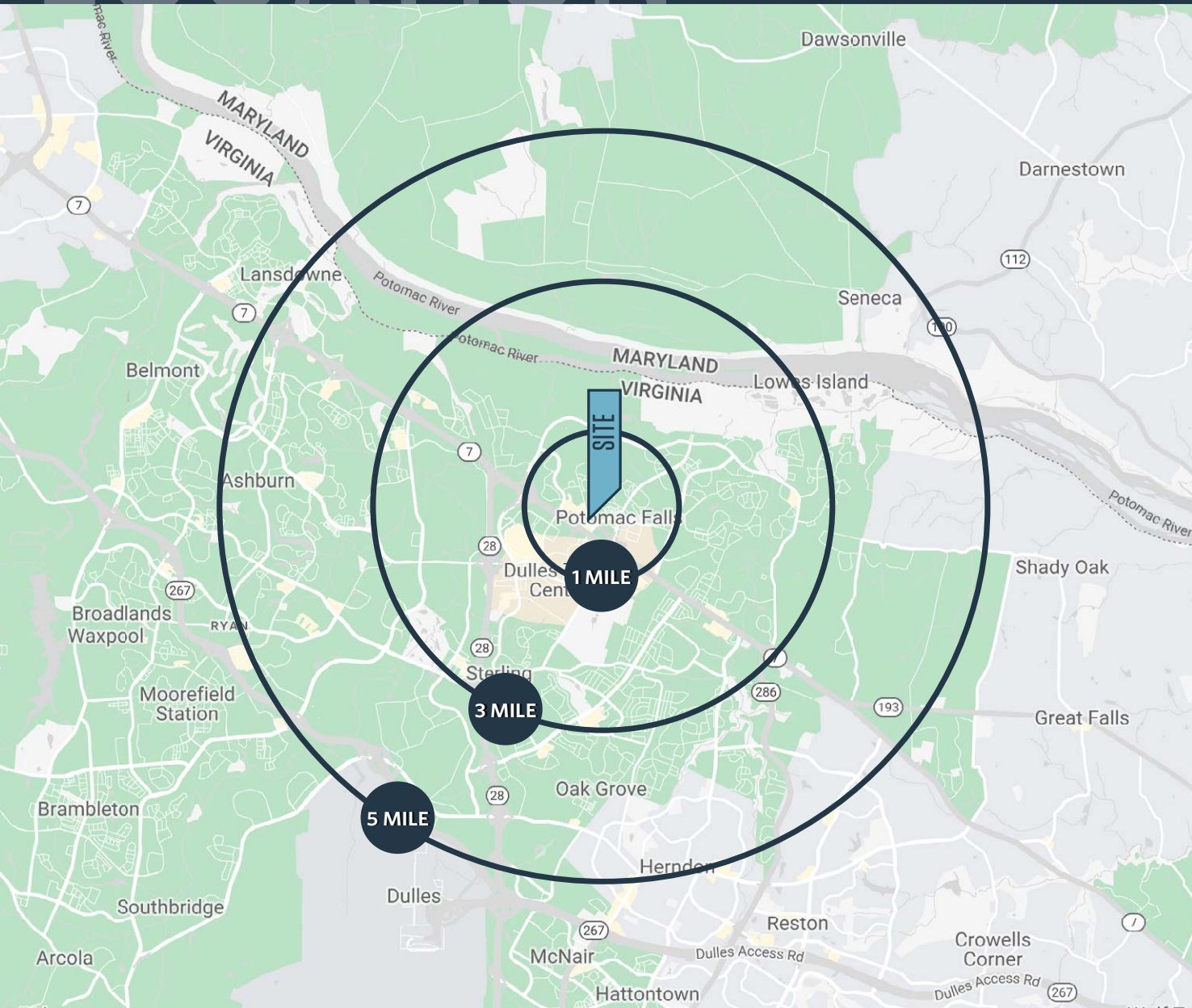
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LOCATION

HERITAGE PLAZA

46005 REGAL PLAZA, STERLING, VIRGINIA 20165, LOUDOUN COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
13,643	93,199	186,003
Daytime Population		
15,641	55,112	112,086
Households		
5,080	32,368	64,817
Average HH Income		
\$172,344	\$179,557	\$197,203

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 7	61,603 ADT
Cascades Pkwy	14,715 ADT
Palisade Pkwy	13,274 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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