

CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County

NOW OPEN:

ivyrehab
PHYSICAL THERAPY

COCOSFOOD
INTERNATIONAL MARKET

RETAIL FOR LEASE

JOIN:

COCOSFOOD
INTERNATIONAL MARKET

Walgreens

IHOP **ABC**

RETAIL FOR LEASE

- 1,200 SF coming available. Currently occupied by the Brow Boutique. Click [HERE](#) for LOD.
- Strong visibility to Rt. 7 (Harry Byrd Hwy) with over 58,099 ADT.
- Located in Loudoun County, the wealthiest and one of the fastest growing counties in the U.S.
- Highly visible pylon signage available.

Victor Salcido
victor@klnb.com
240-755-2704

Billy Kelly
bkelly@klnb.com
703-268-2706

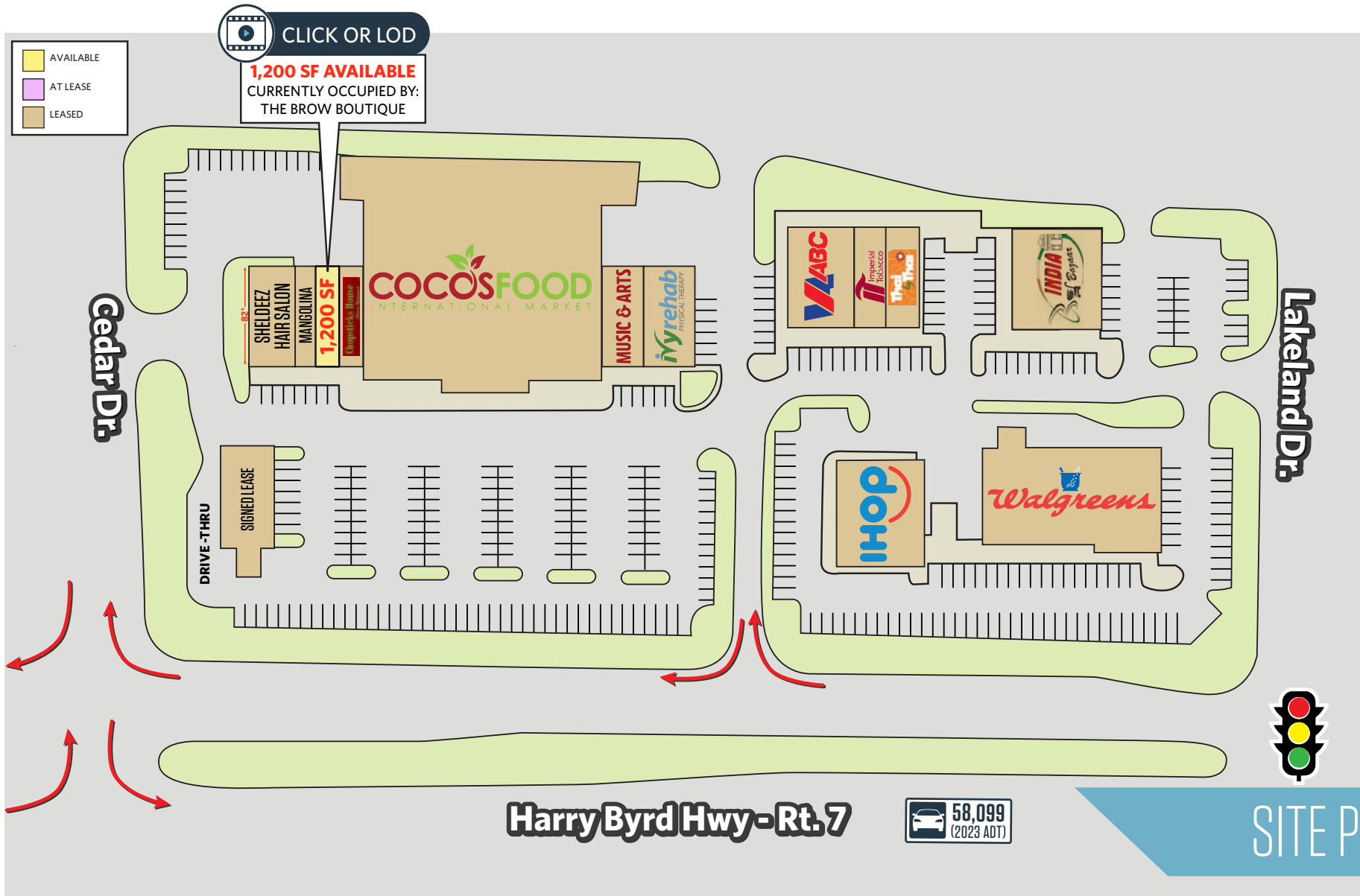
Matt Skalet
mskalet@klnb.com
202-420-7775

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

klnb

CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County



Victor Salcido
victor@klnb.com
240-755-2704

Billy Kelly
bkelly@klnb.com
703-268-2706

Matt Skalet
mskalet@klnb.com
202-420-7775

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

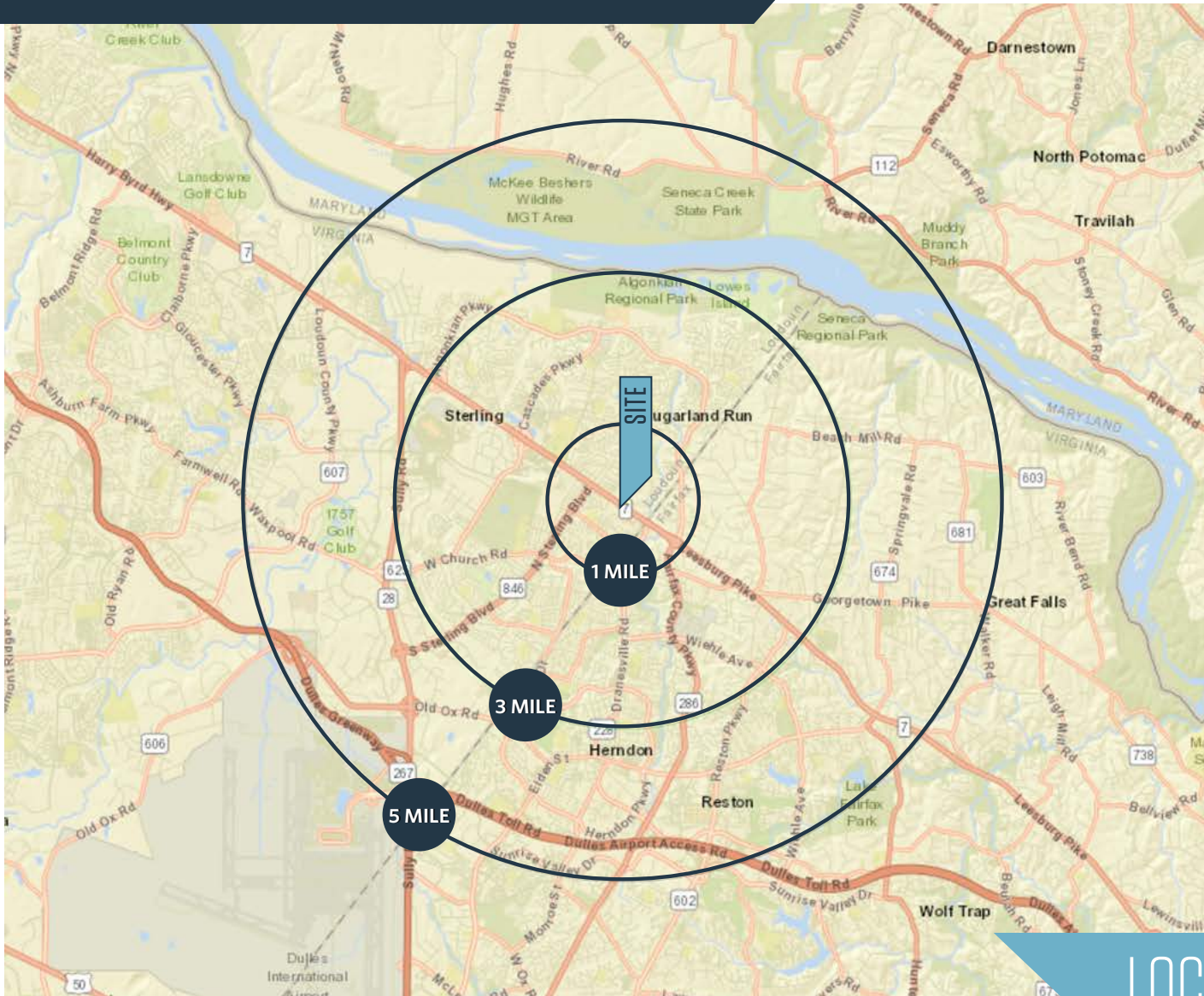
klnb

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County



CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
14,697	102,903	203,773
Daytime Population		
4,611	46,356	170,998
Households		
4,558	33,628	74,817
Median HH Income		
\$150,600	\$158,082	\$149,623

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 7	58,099 ADT
Cedar Drive	2,159 ADT
Lakeland Drive	5,394 ADT

LOCATION & DEMOGRAPHICS

Victor Salcido
victor@klnb.com
240-755-2704

Billy Kelly
bkelly@klnb.com
703-268-2706

Matt Skalet
mskalet@klnb.com
202-420-7775

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



CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County



PHOTOS

Victor Salcido
victor@klnb.com
240-755-2704

Billy Kelly
bkelly@klnb.com
703-268-2706

Matt Skalet
mskalet@klnb.com
202-420-7775

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

klnb

CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164
Loudoun County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Victor Salcido

victor@klnb.com

240-755-2704

Billy Kelly

bkelly@klnb.com

703-268-2706

Matt Skalet

mskalet@klnb.com

202-420-7775

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb