

STERLING PLAZA

22360 S. Sterling Blvd., Sterling, VA 20164
Loudoun County



RETAIL FOR LEASE

JOIN:

SAFEWAY



**Advance
Auto Parts**

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

 **DOLLAR TREE**

- Future retail building available in Sterling, Virginia, anchored by Safeway.
- Façade renovations completed; 4,143 SF end-cap potentially available.
- Pad site available for ground lease or lease of proposed 8,000 sq. ft. retail building.
- Strategically positioned in the middle of Sterling to serve a large and growing population in Loudoun County.
- Ample parking and excellent visibility from S. Sterling Blvd, making it ideal for a wide range of businesses.

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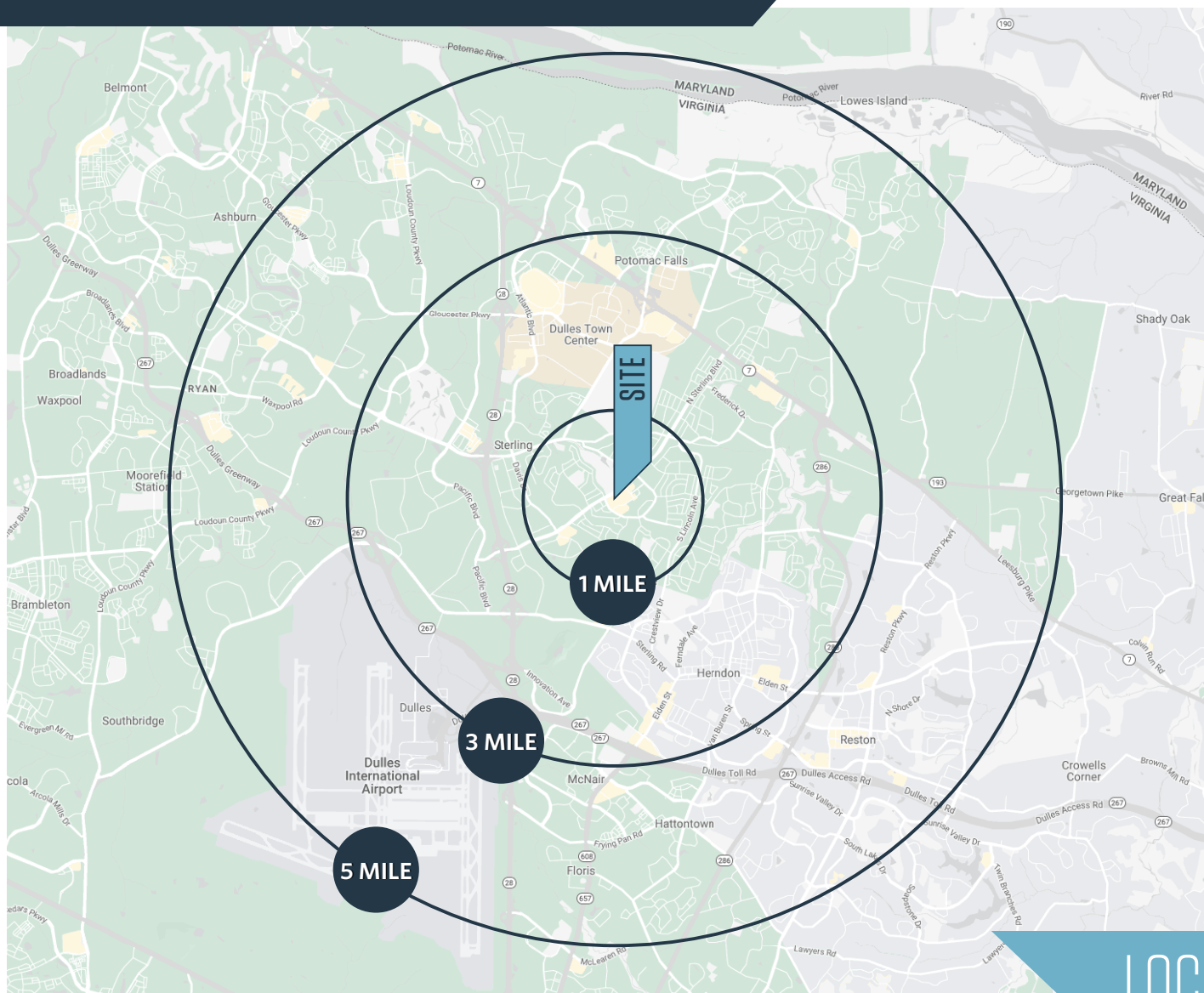
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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
17,161	100,847	261,054
Daytime Population		
5,899	79,912	195,990
Households		
5,095	33,660	96,390
Average HH Income		
\$142,661	\$178,263	\$187,265

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Sterling Blvd 17,195 ADT

LOCATION & DEMOGRAPHICS

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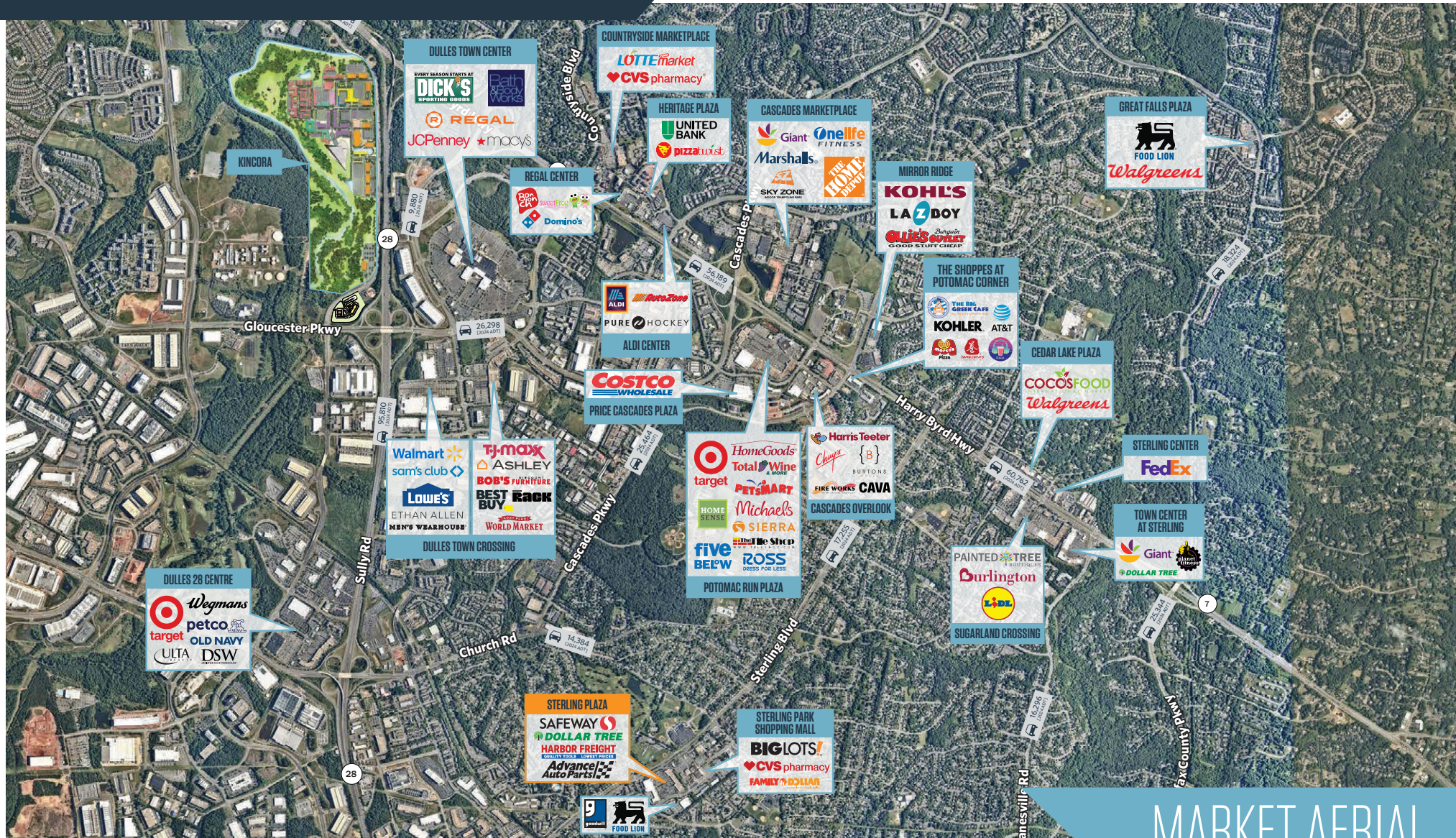
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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