



JUST SIGNED:



THE UPS STORE

1,665 SF COMING AVAILABLE SOON

JOIN THESE RETAILERS



THE UPS STORE



RETAIL FOR LEASE

- 1,665 SF of in-line space coming available Q4 2026.
- 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	NEW VANILLA SHELL	Q4 2026
*EST. NNN: \$5.80 PSF			

FORREST MORRILL

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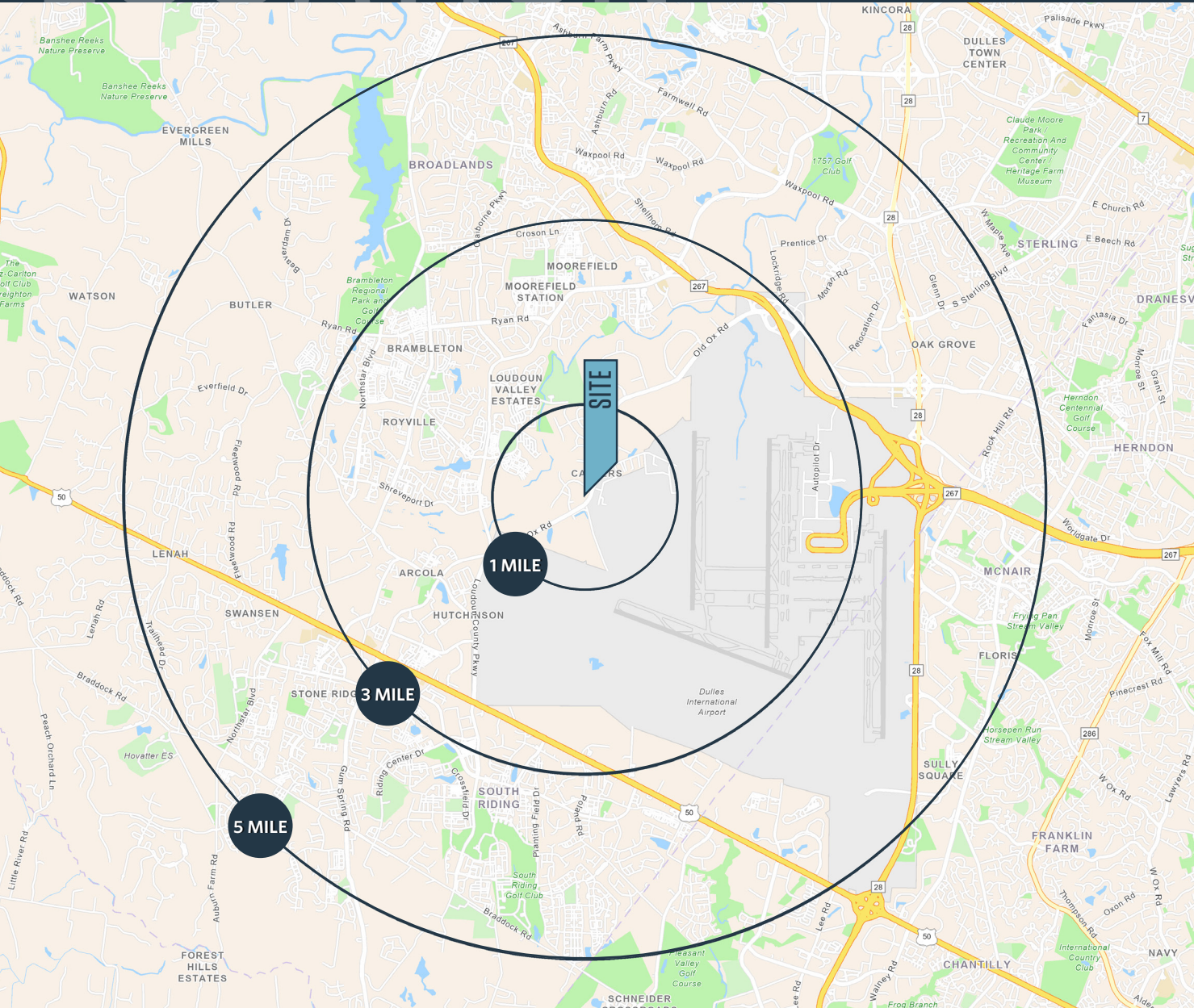
BILLY KELLY

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LOCATION

DULLES MARKET SQUARE SOUTH

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



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 | 2024:

Old Ox Road (606)	32,763 ADT
Overland Drive	8,887 ADT

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MARKET

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SITE PLAN

DULLES MARKET SQUARE SOUTH

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



KEY	
	AVAILABLE
	SIGNED LEASE
	AT LEASE

SIZE	RATE	DELIVERY CONDITION	TIMING
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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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