



DULLES MARKET SQUARE SOUTH

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



JOIN THESE RETAILERS



THE UPS STORE



RETAIL FOR LEASE

- 1,665 SF of in-line space coming available Q4 2026.
- 2,634 SF 2nd generation restaurant space coming available 11/9/26.
- 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
2,634 SF	MARKET	AS-IS 2nd generation restaurant	11/9/26
*EST. NNN: \$5.80 PSF			

FORREST MORRILL

fморrill@klnb.com | 703-268-2707

BILLY KELLY

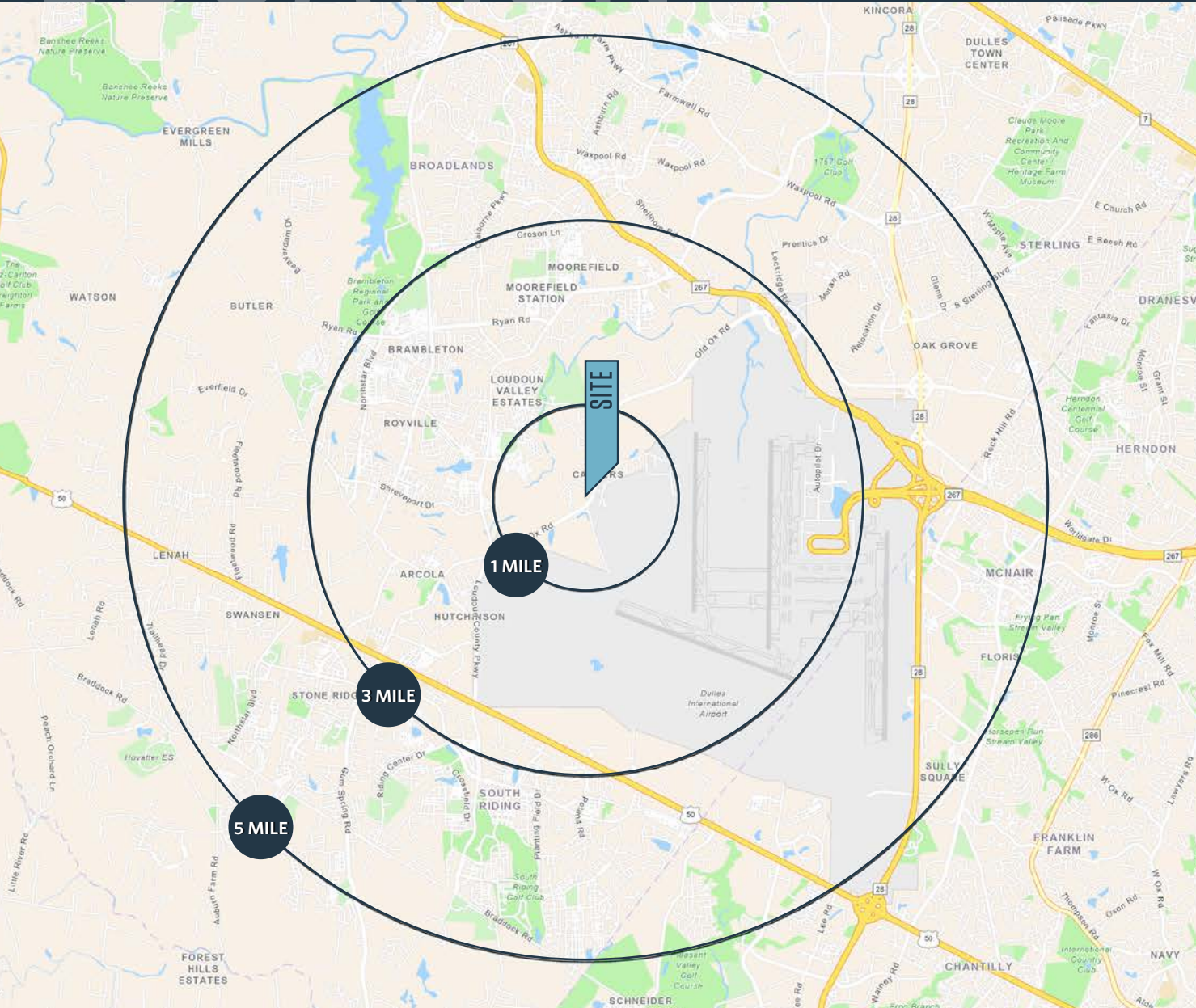
bkelly@klnb.com | 703-268-2706

klnb.com

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 | 2024:

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

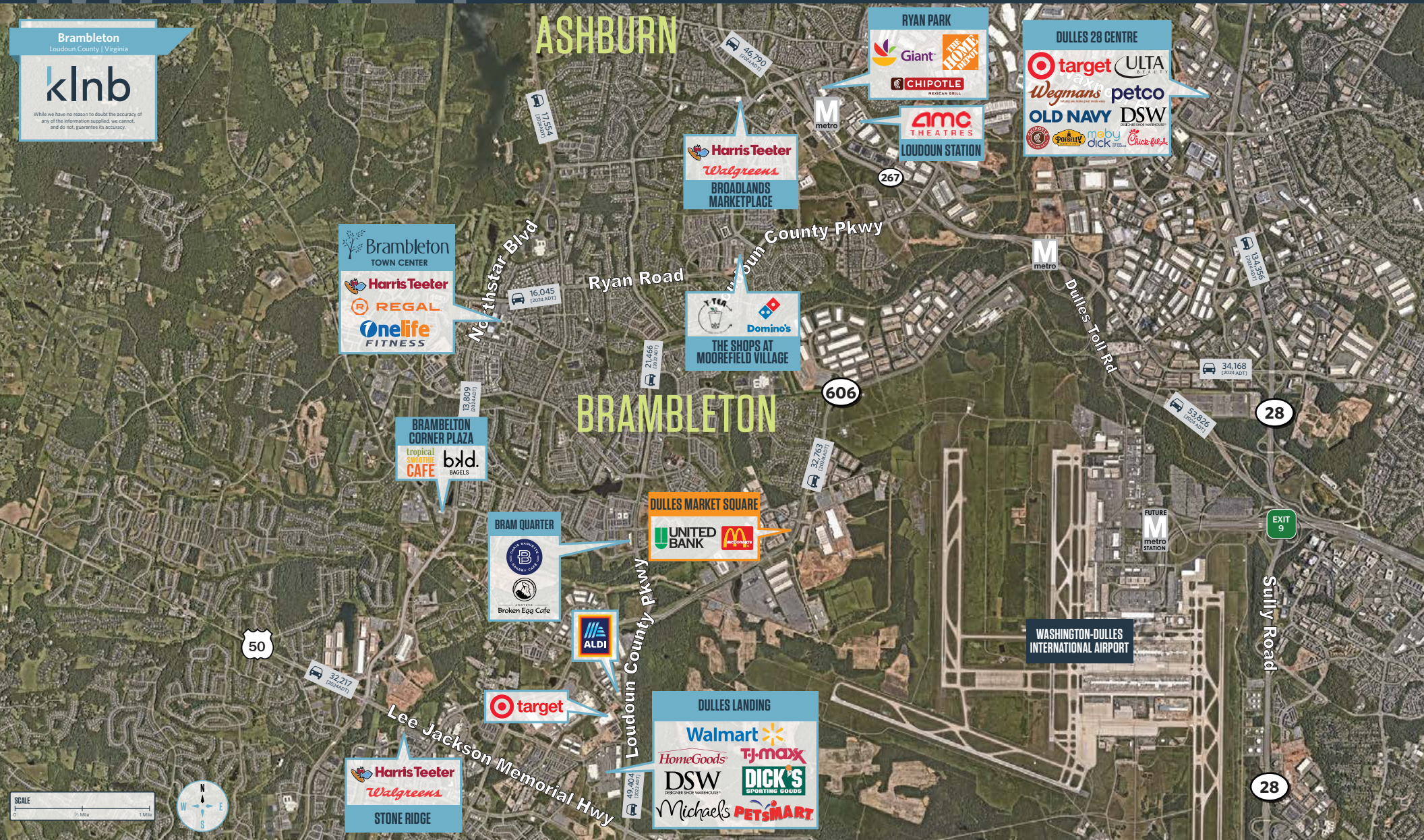
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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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