# GREAT FALLS PLAZA

Lowes Island, Sterling, VA 20165
Loudoun County




# RETAIL FOR LEASE

## JOIN AREA RETAILERS:

FOOD LION
Walgreens
DUNKIN'
7 ELEVEN
SUBWAY
PAPA JOHNS

## HIGHLIGHTS:

- 1,340 SF - 2nd Generation Flooring Store Available!
- 3,912 SF - 2nd Generation Restaurant Available!
- The only shopping center serving the Lowe's Island area in close proximity to Dominion High School (1,298 students), Seneca Ridge Middle School (937 students), Meadowlands Elementary (422 students), & Lowes Island Elementary (689 students)
- Serving over 60,713 people with an average household income of $209,775 within a three mile radius

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KEY

- LEASED
- UNDER NEGOTIATIONS
- AVAILABLE

| # | TENANT |
|---|---|
| 100 | Dunkin' Donuts |
| 102 | Floor Ware |
| 104 | Dentist |
| 106 | Cold Spoon |
| 108 | New Era Eyecare |
| 110 | Miyama Japanese Restaurant |
| 112 | K Barber |
| 114 | City Nails |
| 116 | GFC Cleaners |
| 118 | Health Relax |
| 160 | Animal Medical Hospital |
| 162 | Austin Grill |
| 164 | Austin Grill |
| 166 | Subway |
| 168 | Papa John's |
| 170 | The Animals' House |
| 174 | Viet Kitchen & Tea House |
| 176 | Ms. Peach's |
| 180 | TigerDen Martial Arts |
| 182 | TigerDen Martial Arts |
| 186 | China Gourmet Inn |
| 188 | Lucia's Italian Restaurant |
| G-4 | Ivybrook Academy |

## SITE PLAN

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## SUITE 102

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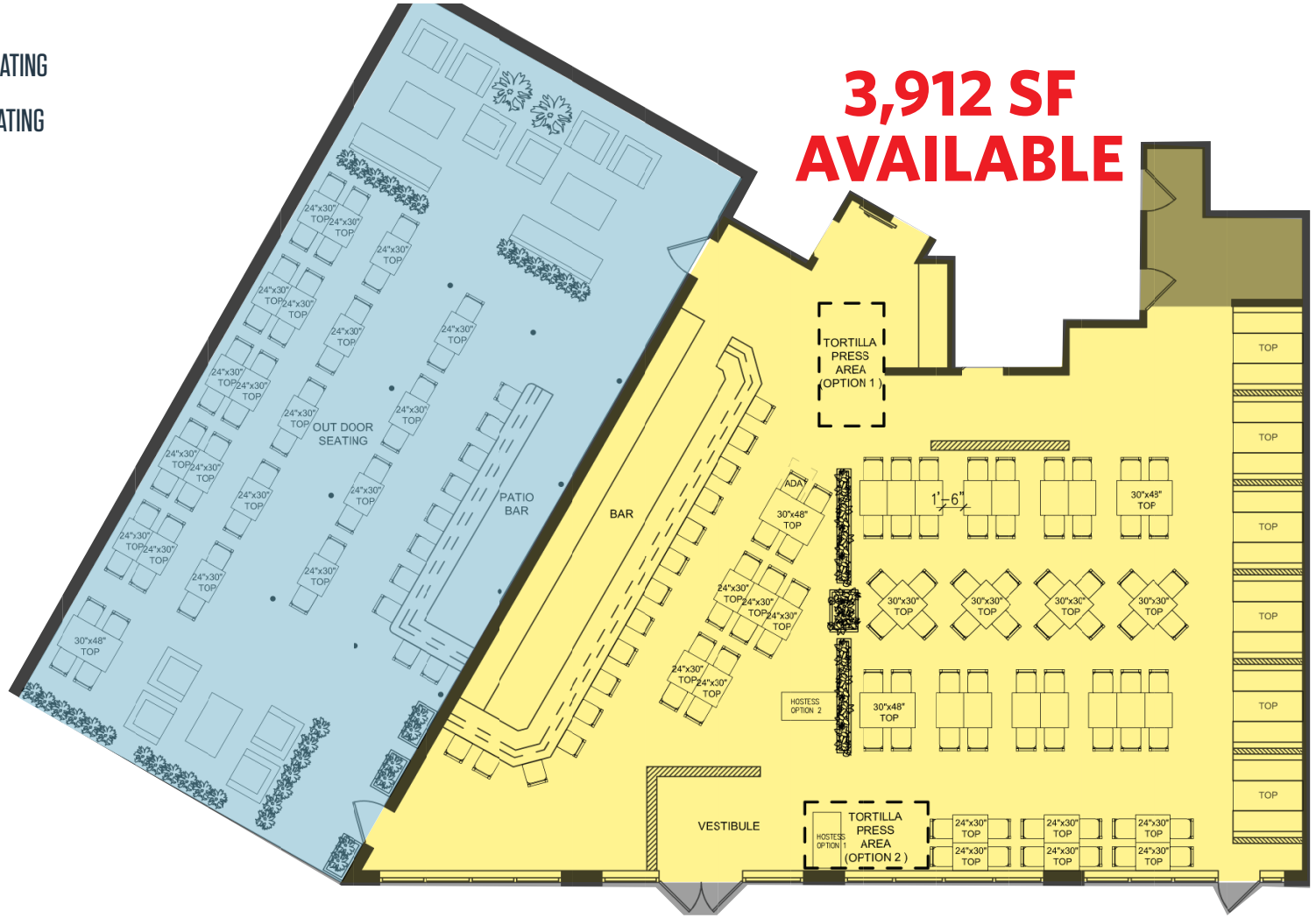
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OUTDOOR SEATING

INTERIOR SEATING

**3,912 SF AVAILABLE**




## SUITE 162/164 - OUTDOOR AND INTERIOR SEATING FLOOR PLAN


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## CLOSE-UP AERIAL

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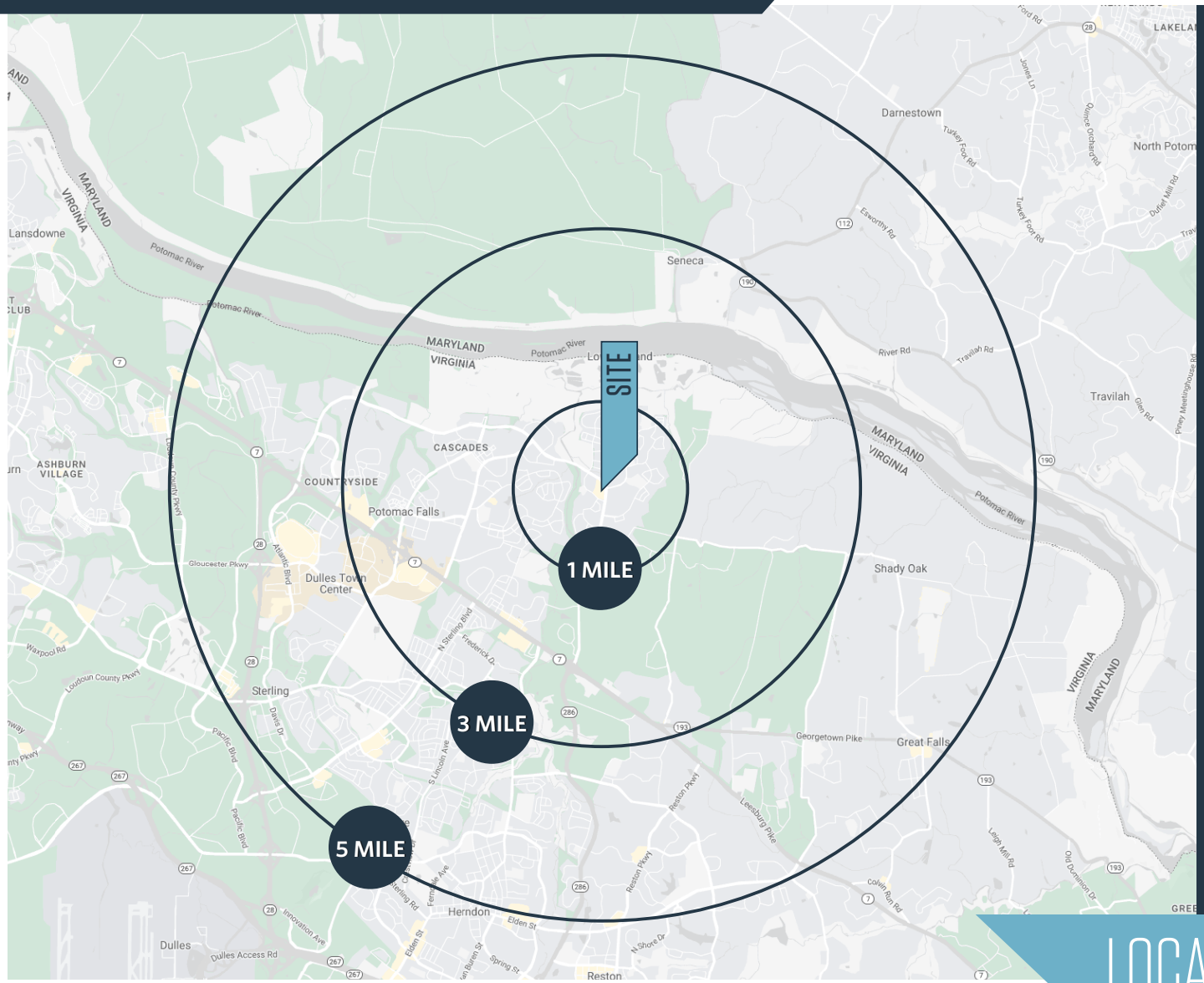
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## DEMOGRAPHICS | 2026:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 12,946 | 57,332 | 141,931 |
| Daytime Population | 8,680 | 48,019 | 128,599 |
| Households | 4,206 | 18,720 | 48,500 |
| Average HH Income | $253,462 | $236,555 | $224,290 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

## TRAFFIC COUNTS | 2025:

| | |
|---|---|
| Algonkian Parkway | 17,104 ADT |

# LOCATION & DEMOGRAPHICS


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CLICK TO VIEW PROPERTY WEBSITE

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