



RETAIL PROPERTY FOR LEASE

CHURCH ROAD PLAZA

45665 WEST CHURCH ROAD, STERLING, VA 20164



CHURCH ROAD PLAZA

45665 WEST CHURCH ROAD, STERLING, VA 20164

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,570 SF
Lease Rate:	Negotiable
Building Size:	13,670 SF
Traffic Count:	27,000 on W Church Rd
Parking Spaces:	55

AVAILABLE SPACES

107	1,570 SF
-----	----------

PROPERTY OVERVIEW

Located on West Church Road, just off of Route 28 in Sterling, Virginia. The retail center fronts directly onto West Church Road and is situated among a dense residential area, with close proximity to the corporate campuses of Time Warner, MCI, Orbital Sciences, etc.

PROPERTY HIGHLIGHTS

- Less than one mile from Dulles 28 Center.
- Second generation dry cleaners space available
- Benefiting from strong demographics with a population of 72,379 and household income of \$117,956 within a three-mile radius.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,515	24,424	82,052
Total Population:	10,486	72,379	229,970
Average HH Income:	\$115,562	\$117,956	\$137,368

CHURCH ROAD PLAZA

45665 WEST CHURCH ROAD, STERLING, VA 20164

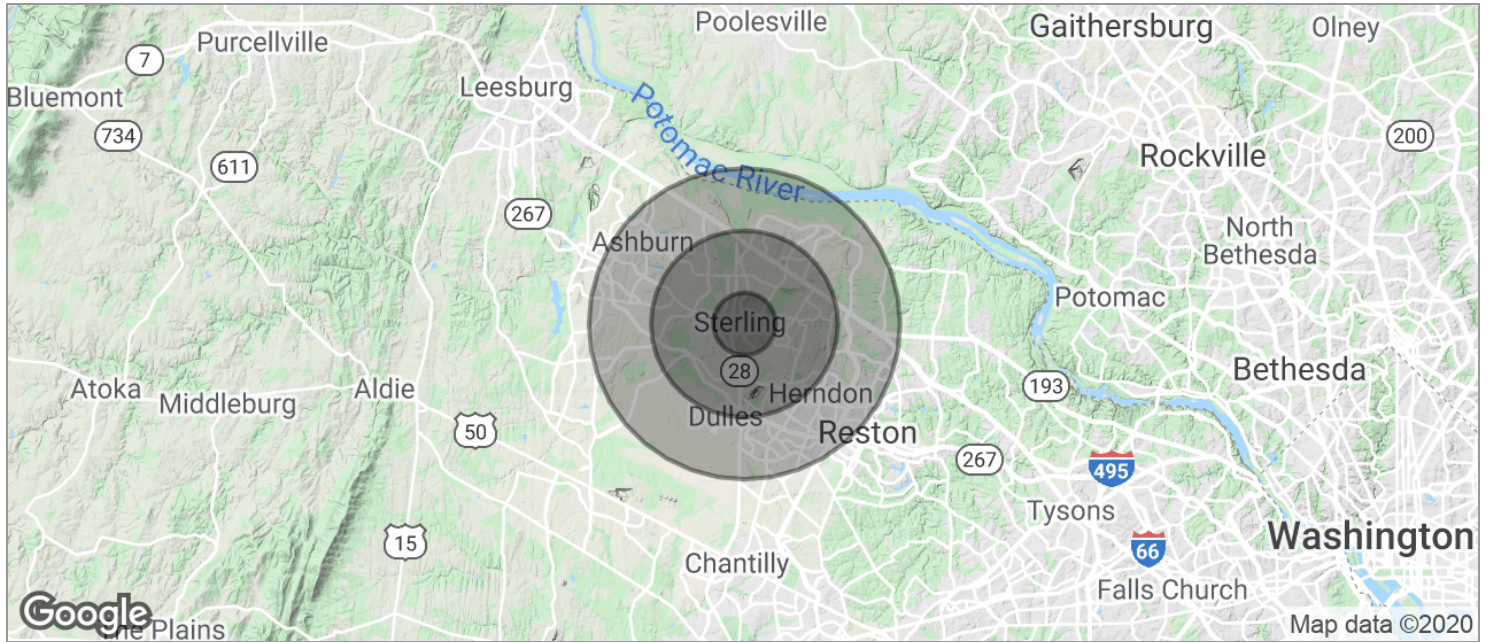
SITE PLAN



CHURCH ROAD PLAZA

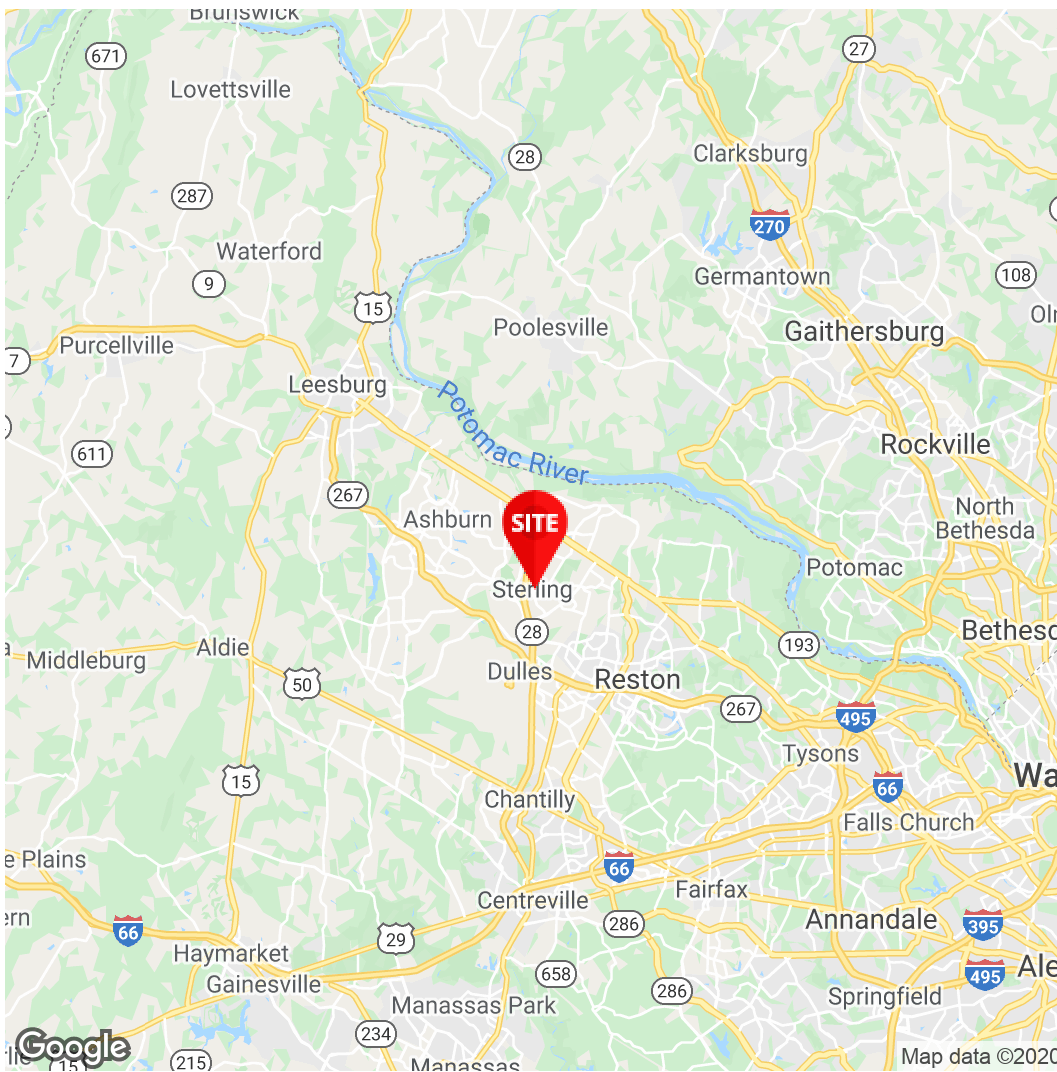
45665 WEST CHURCH ROAD, STERLING, VA 20164

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,486	72,379	229,970
MEDIAN AGE	33.5	33.8	34.2
MEDIAN AGE (MALE)	33.1	33.1	33.7
MEDIAN AGE (FEMALE)	33.7	34.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,515	24,424	82,052
# OF PERSONS PER HH	2.8	3.0	2.9
AVERAGE HH INCOME	\$115,562	\$117,956	\$137,368
AVERAGE HOUSE VALUE	\$521,507	\$487,404	\$503,252

* Demographic data derived from 2010 US Census



Rob Gray
 Vice President,
 Investment Sales &
 Leasing
 571.550.9042
 Robert.gray@divaris.com

Tony Thur
 Sales And Leasing
 Associate
 571.389.7372
 Tony.thur@divaris.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.