



**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

# Sterling Plaza

22360 S. Sterling Blvd., Sterling, VA 20164

**Retail Space For Lease**



## Quick Facts

### AVAILABILITY

800 SF - 3,088 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME

1 mile

18,133	\$103,878
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3 mile

92,044	\$121,510
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5 mile

236,245	\$138,712
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DAYTIME POP HOUSEHOLDS

1 mile

9,003	5,745
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3 mile

80,603	30,381
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5 mile

167,309	8,596
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Facade renovations complete, ample parking, surrounded by residential, across from Sterling Middle School, near many corporate offices. Traffic includes 19,000 VPD on Sterling Blvd. Plus pad site opportunity.

Click For Street View



ANCHOR TENANTS



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# Leasing Plan

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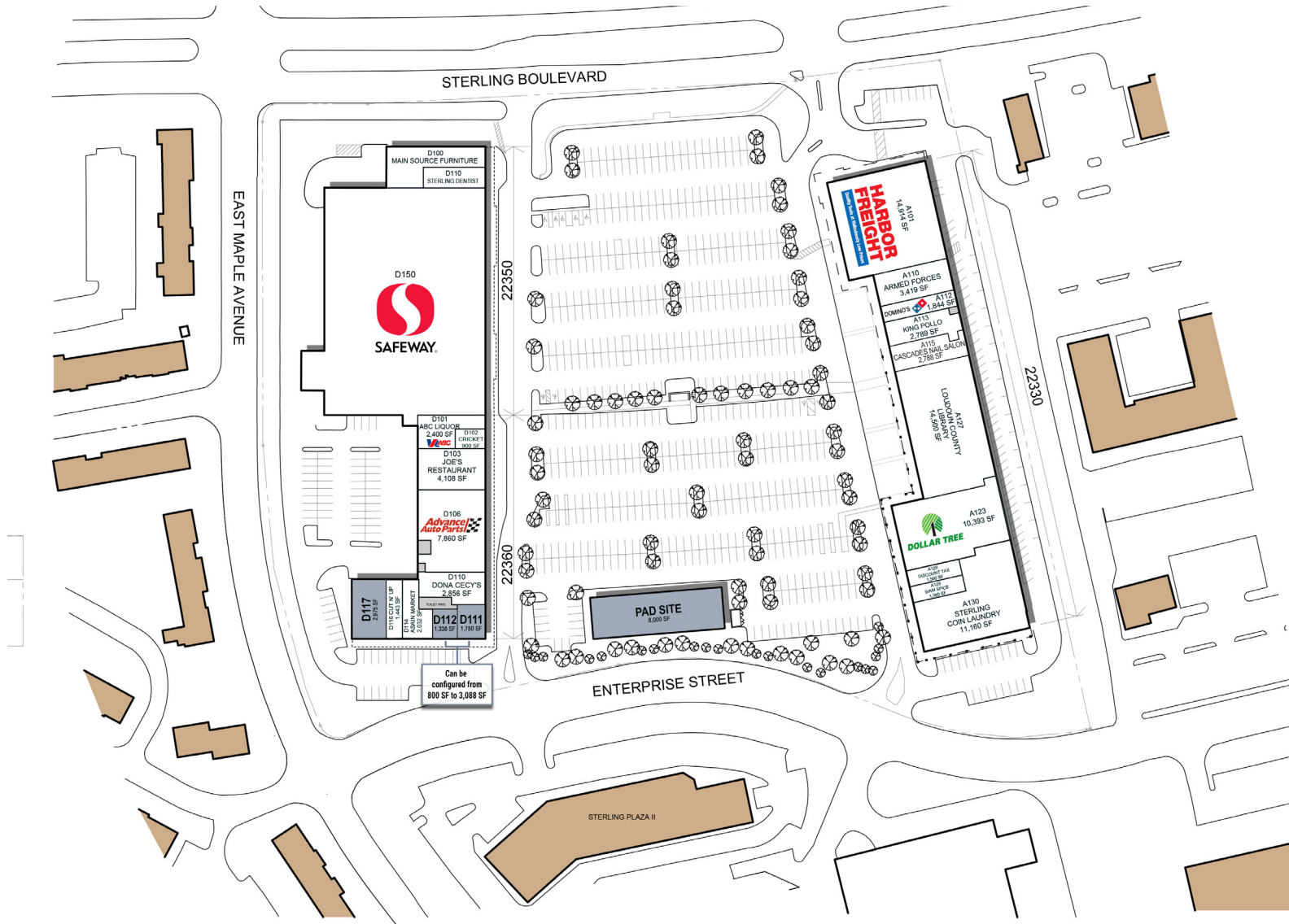
## Tenants

D100	Main Source Furniture	4,143
D110	Sterling Dentist	1,857
D150	Safeway	55,256
D101	VA ABC	2,500
D102	Cricket	828
D103	Joe's Restaurant	4,105
D106	Advanced Auto Parts	7,860
D110	Dona Cecy's	2,856
D111	Available (can be combined)	1,750
D112	Available (can be combined)	1,338
D114	Asian Market	2,032
D116	Cut N' Up	1,443
D117	Available	2,975
Pad Site	Available	8,000

**Total 96,943**

A101	Harbor Freight Tools	14,814
A110	Armed Forces	3,419
A112	Domino's	1,884
A113	King Pollo	2,789
A114	Liz's Hair Salon	1,500
A115	Cascades Nail Salon	1,011
A127	Loundoun County Public Library	14,500
A123	Dollar Tree	10,393
A128	Check Cashing	1,560
A129	Pattaya Thai	1,560
A130	Sterling Coin Laundry	11,160

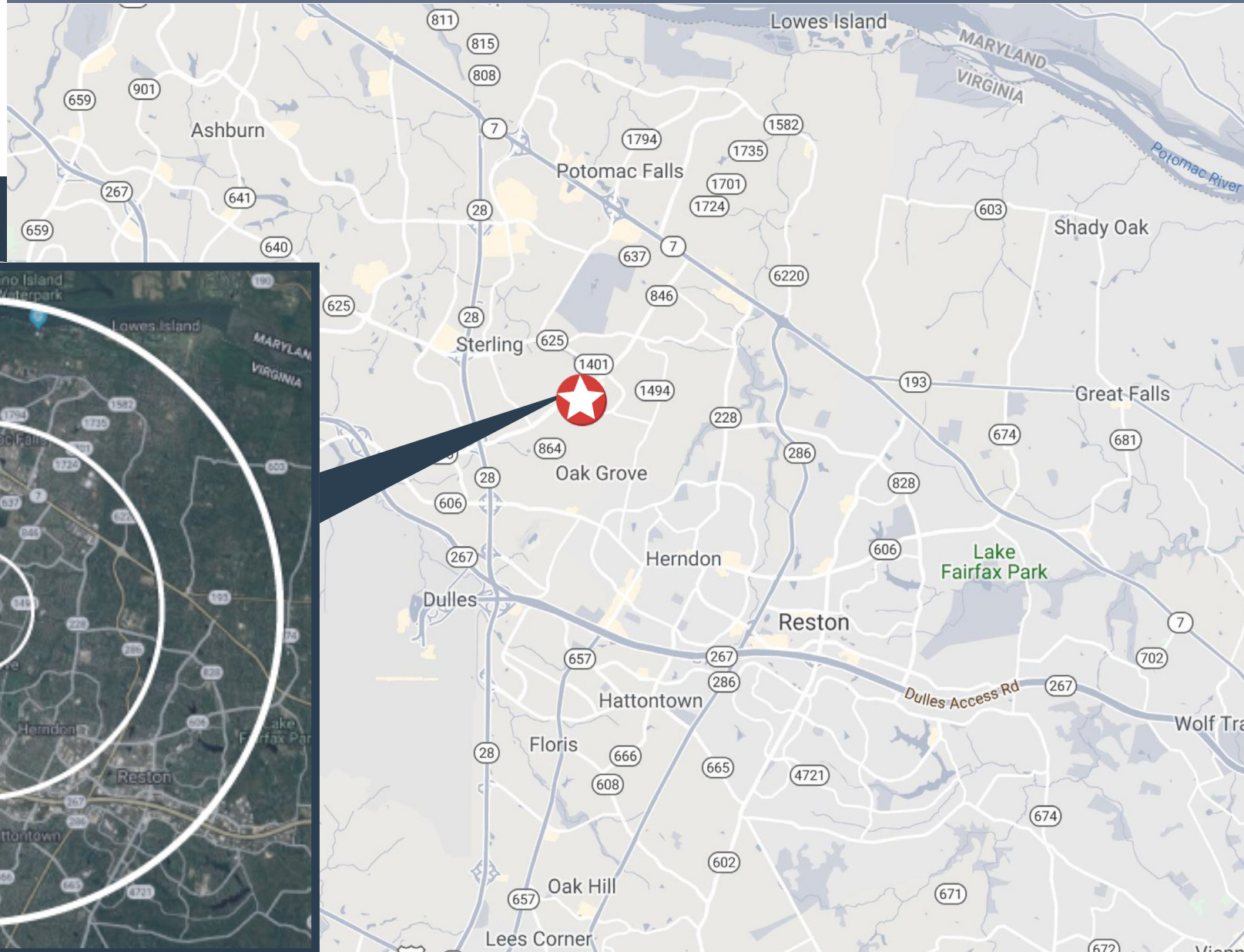
**Total 64,590**



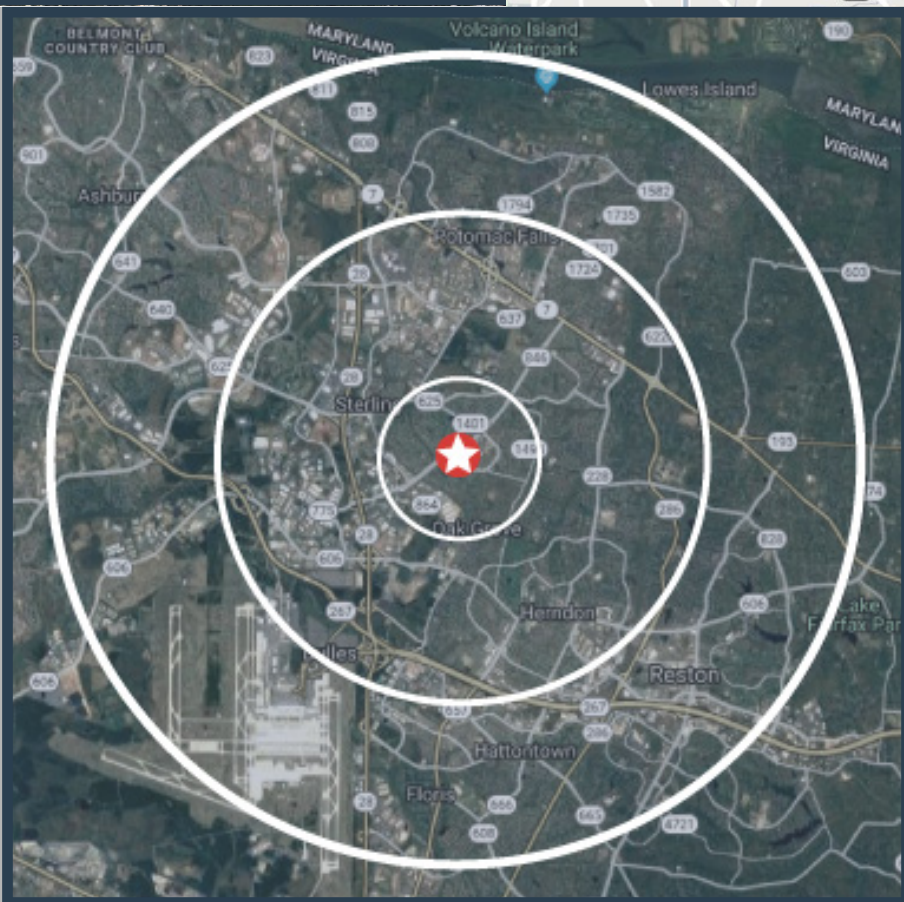


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- CVS Pharmacy
- Safeway
- Harbor Freight
- Goodwill
- Big Lots
- Walgreens
- Giant
- Target
- Party City
- Trader Joe's
- Tuesday Morning
- Burlington Coat Factory
- King Wok
- Santini's New York Style Deli
- ULTA
- DSW
- Office Depot

