



RETAIL SPACE FOR LEASE

STERLING PARK SHOPPING CENTER

300-428 S STERLING BLVD, STERLING, VA 20164



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,068 SF
Lease Rate:	Negotiable
Lot Size:	14.71 Acres
Building Size:	114,000 SF
Market:	Sterling
Submarket:	Route 28 Corridor North
Traffic Count:	31,000

AVAILABLE SPACES	SF
404	2,068 SF

PROPERTY HIGHLIGHTS

- Well leased center with up to 7,851 SF of inline retail available for lease.
- Easily accessed from highly trafficked S Sterling Blvd (Rt 28) with 31,000 VPD
- Tenants include Big Lots, CVS, Family Dollar, McDonald's, KFC, Taco Bell, and more!
- Average household income of \$109,824 within a 3-mile radius.
- Abundant parking.

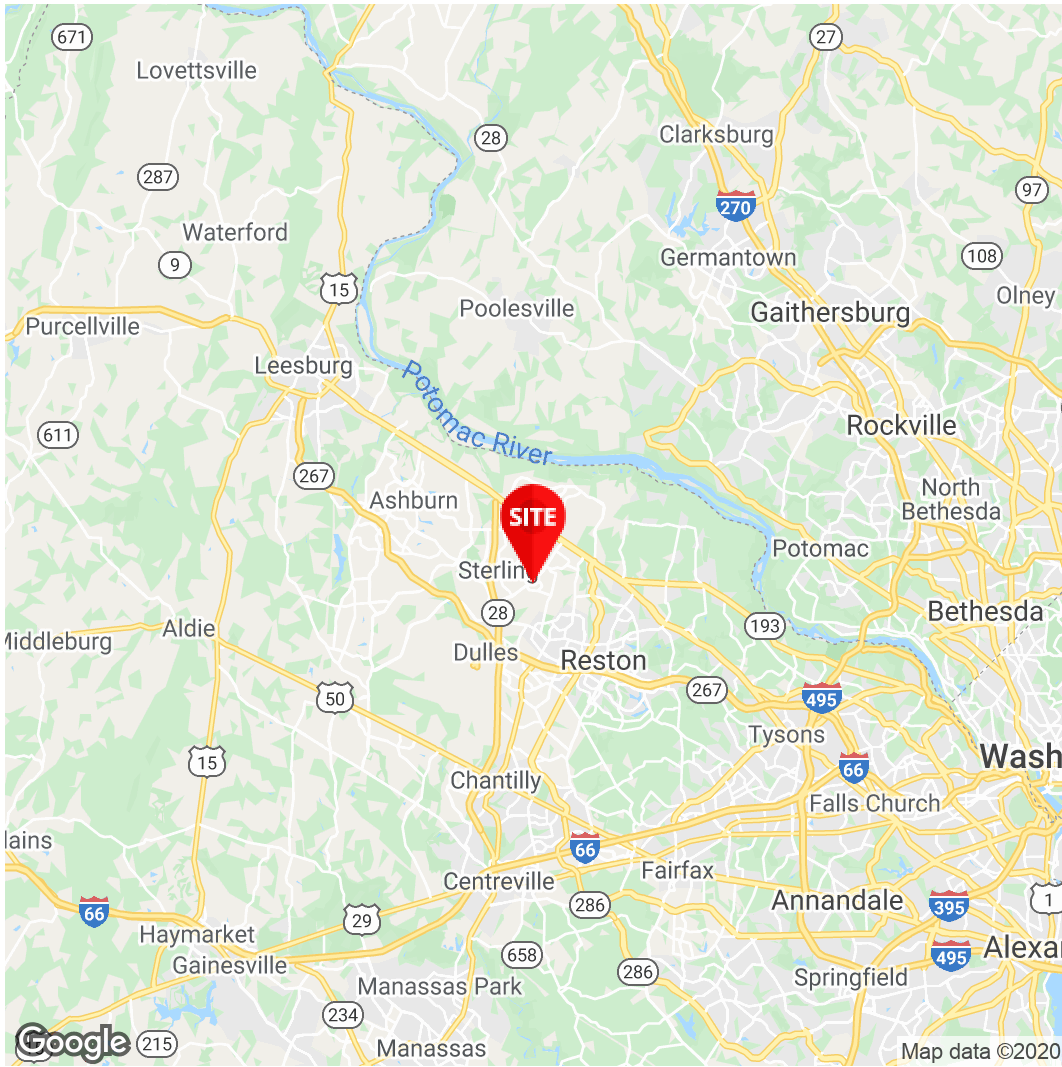
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,901	32,529	78,968
Total Population:	11,823	95,306	220,138
Average HH Income:	\$91,192	\$109,824	\$123,259

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RETAILER MAP





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