



**RENAUD**  
**CONSULTING**  
 COMMERCIAL REAL ESTATE

**Heritage Plaza**  
 45999 Regal Plaza, Sterling, VA

**Retail Space For Lease**



**Quick Facts**

**PROJECT SIZE**

11,102

**AVAILABILITY**

1,350  
 1,350 available May 1

**DEMOGRAPHICS**

	POPULATION	AVG. INCOME	HOUSEHOLDS
1 mile	13,857	\$139,045	4,953
3 mile	85,583	\$139,210	29,398
5 mile	178,680	\$162,272	60,368

**Nora Eways**  
 Direct | 571.765.4439  
 Cell | 703.618.5626  
 Email | neways@renaudconsulting.net

**Don Lee**  
 Direct | 571.765.4416  
 Cell | 703.414.9004  
 Email | dlee@renaudconsulting.net

Located in Loudoun County, the wealthiest and one of the fastest growing counties in the US. Located near busy shopping center with a movie theatre. Traffic includes 59,000 VPD on Route 7

**SURROUNDING RETAILERS:**



[Click For Street View](#)





# Leasing Plan

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### Tenants

1	<b>Huzzah Games (Available May 1st)</b>	1,350
2	China Garden	1,350
3	Cascades Nails	1,350
4	TopKick	2,700
5	<b>Available (Former Salon)</b>	1,350
6	Coldstone Creamery	1,350
7	Ledo's Pizza (Pad Site)	1,652

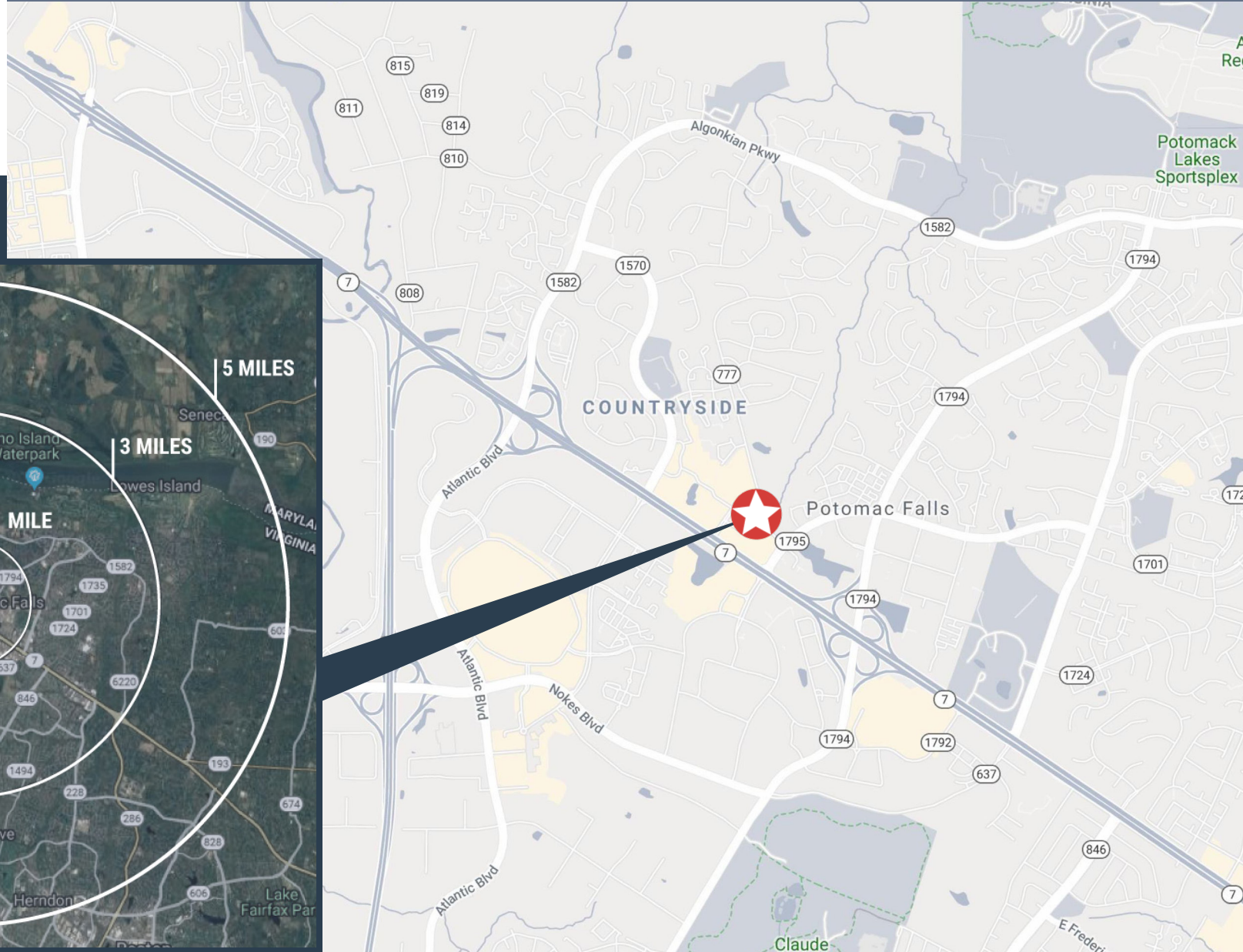




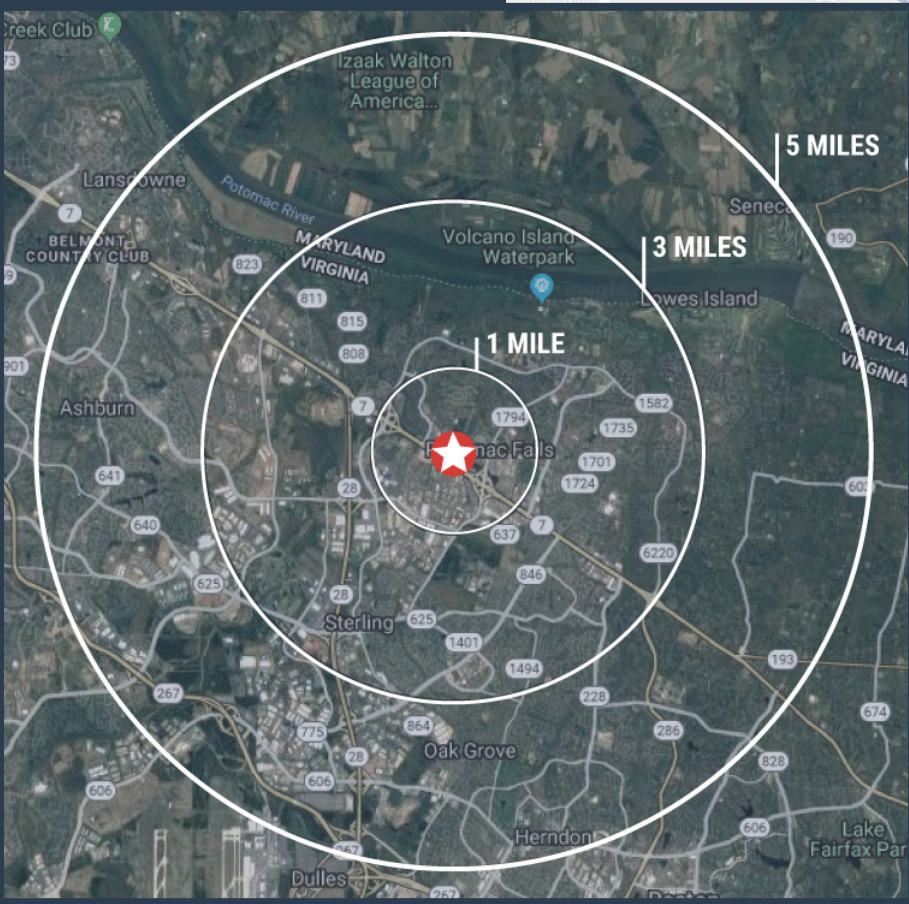


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- JCPenney
- Dick's Sporting Goods
- Starbucks
- Sears
- Macy's
- Harris Teeter
- Five Guys
- Advance Auto Parts
- Petsmart
- Panera
- Outback
- Target
- Ross
- Lowe's
- Best Buy
- Bed, Bath & Beyond
- TJ Maxx
- Safeway

