



RETAIL PROPERTY FOR LEASE

STERLING PARK SHOPPING CENTER

300-428 S STERLING BLVD, STERLING, VA 20164



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,200 - 35,545 SF
Lease Rate:	Negotiable
Lot Size:	14.71 Acres
Year Built:	1967
Building Size:	114,000 SF
Renovated:	1991
Submarket:	Route 28 Corridor North

PROPERTY HIGHLIGHTS

- Well leased center with Anchor opportunity.
- Easily accessed from highly trafficked S Sterling Blvd (Rt 28) with 20,000 VPD.
- Tenants include CVS, Family Dollar, McDonald's, KFC, Taco Bell, and more!
- Up to 18ft Clear Heights in Big Box Space
- Average household income of \$109,824 within a 3-mile radius.
- Abundant parking.

AVAILABLE SPACES SF

400	2,040 SF
402	1,200 SF
300 - Big Box Space	35,545 SF

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SITE PLAN



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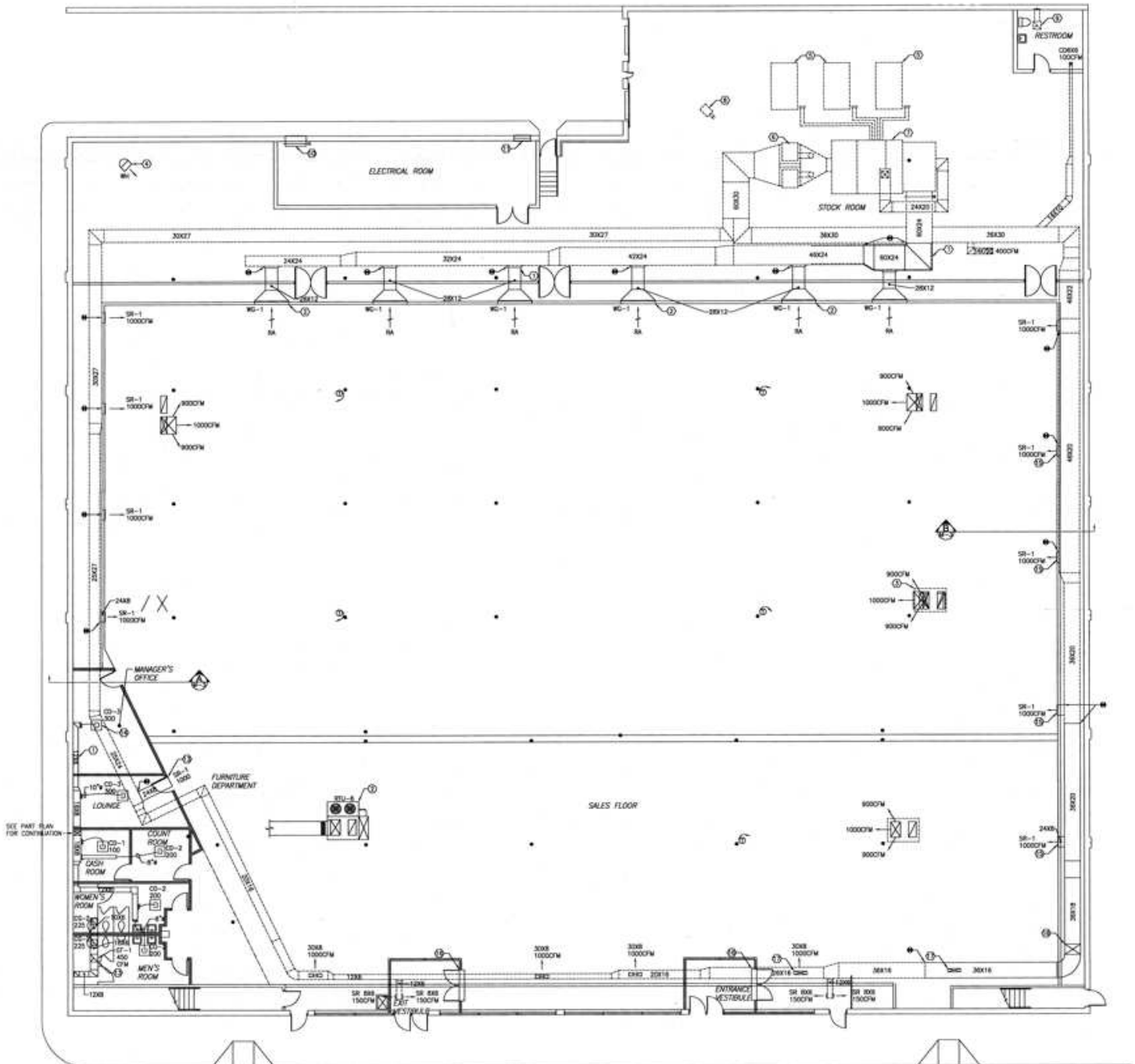
RETAILER MAP



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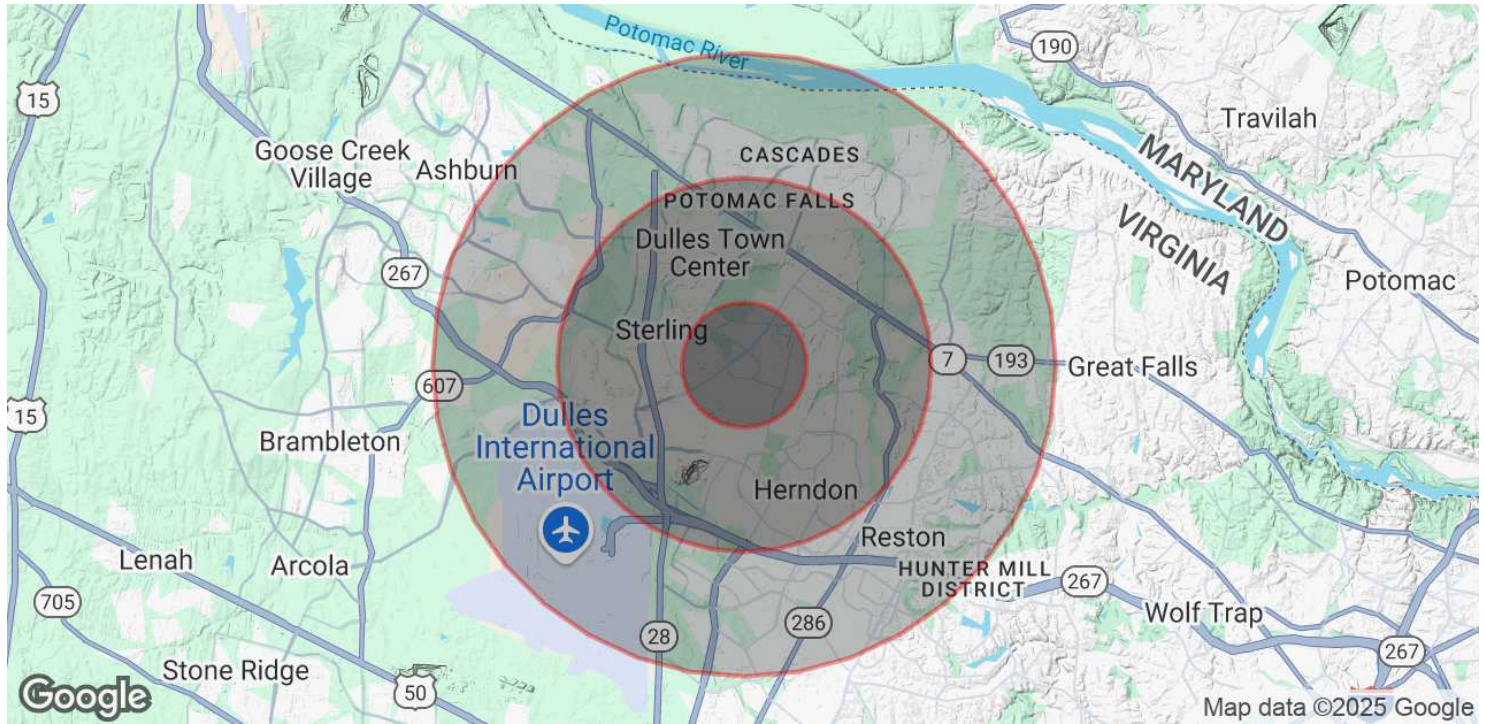
BIG BOX FLOOR PLAN - 35,545 SF



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DEMOGRAPHICS MAP & REPORT



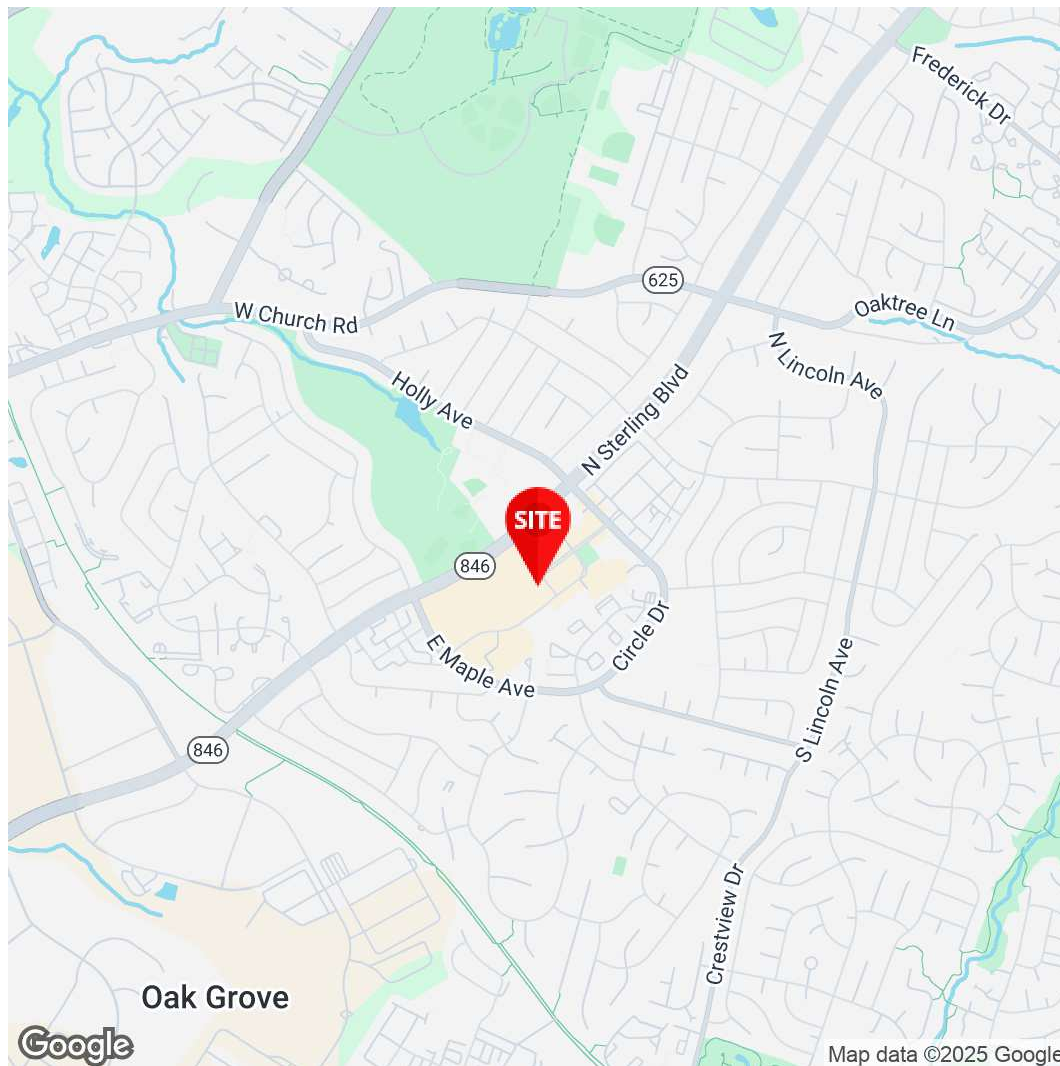
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,823	95,306	220,138
Average Age	33.7	34.1	35.1
Average Age (Male)	32.5	33.6	34.6
Average Age (Female)	34.8	34.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,901	32,529	78,968
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$91,192	\$109,824	\$123,259
Average House Value		\$471,126	\$529,070

* Demographic data derived from 2020 ACS - US Census



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