



Summary

Available: 10,854 SF on 1.03 AC
 Sale Price: \$5,850,000
 Lease Rate: \$47/SF NNN
 2025 Taxes: \$18,316.56

Property Highlights

- Freestanding, high-profile retail/showroom opportunity in a dominant Sterling retail corridor offered for sale, lease, or ground lease.
- Prominent location within Price Cascades Plaza with strong regional draw, and adjacent to Costco.
- Excellent visibility and direct frontage along Cascades Parkway at a signalized intersection.
- Easy access to Route 7 and Route 28.
- Zoning: PD-CC(RC) (Loudoun County)
- Generous ceiling height: 21'8" to finished ceiling grid; 23'6" to joists; 25'6" to roof deck.

Demographics

2 Miles

5 Miles

10 Miles

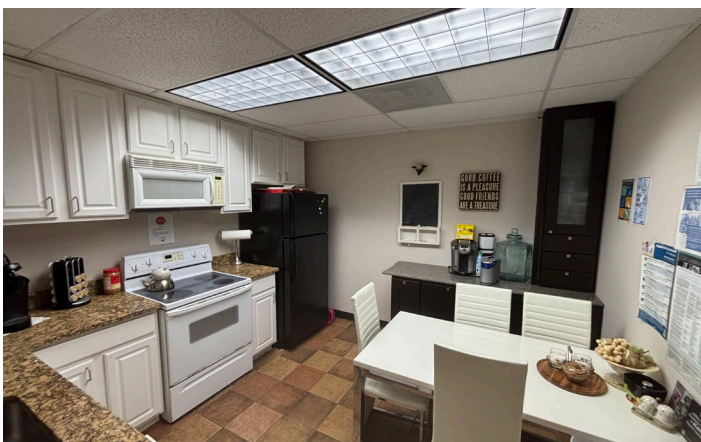
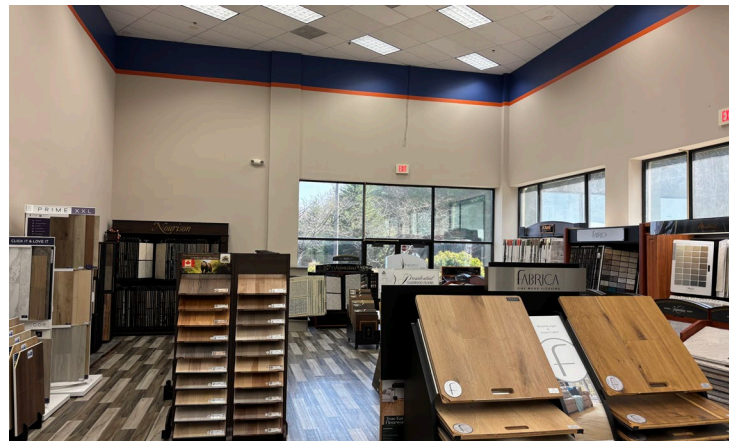
Total Households:	16,730	79,868	296,428
Total Population:	38,029	215,727	827,187
Average HH Income:	\$155,088	\$181,914	\$172,566

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
 703.435.4007 x 115
dcolvin@veritycommercial.com

Ken Traenkle
 703.435.4007 x 102
ktraenkle@veritycommercial.com

Jake Kerr
 703.435.4007 x 116
jkerr@veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
703.435.4007 x 115
dcolvin@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com

Jake Kerr
703.435.4007 x 116
jkerr@veritycommercial.com

Retail Map



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
 703.435.4007 x 115
dcolvin@veritycommercial.com

Ken Traenkle
 703.435.4007 x 102
ktraenkle@veritycommercial.com

Jake Kerr
 703.435.4007 x 116
jkerr@veritycommercial.com



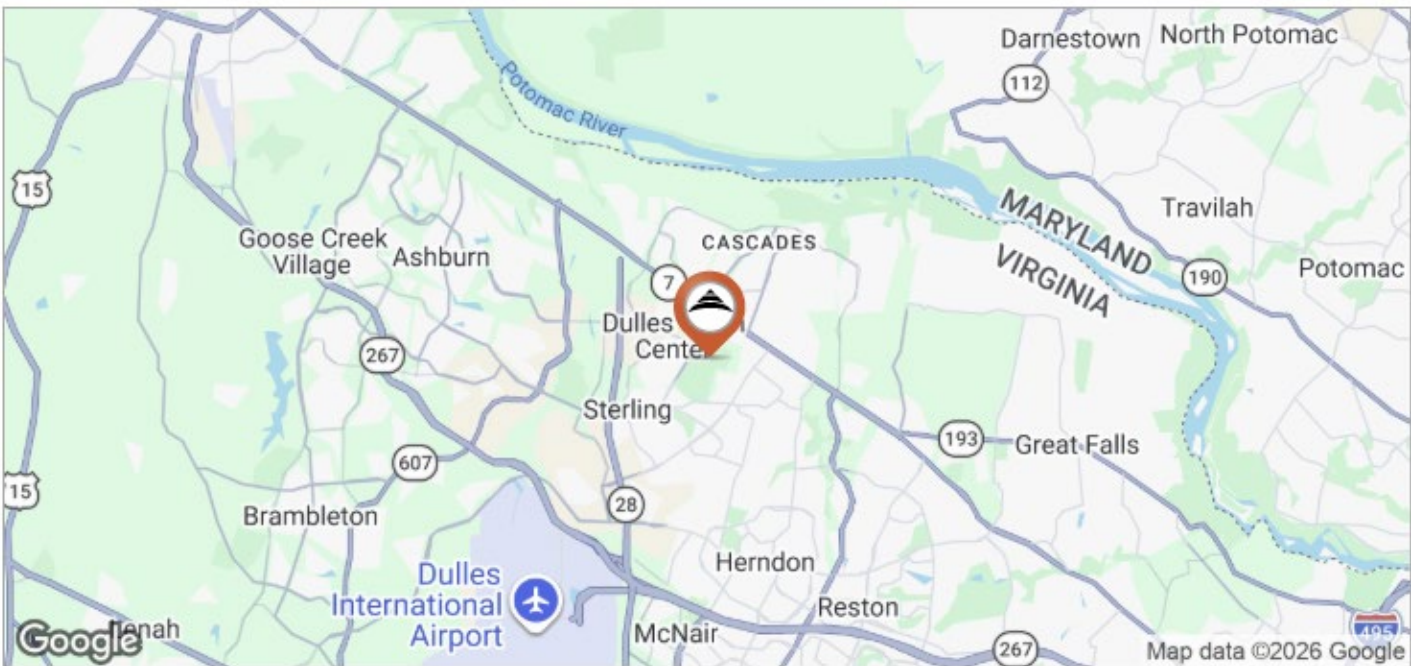
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
703.435.4007 x 115
dcolvin@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com

Jake Kerr
703.435.4007 x 116
jkerr@veritycommercial.com

Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
703.435.4007 x 115
dcolvin@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com

Jake Kerr
703.435.4007 x 116
jkerr@veritycommercial.com