

MAPLE LEAF PLAZA FOR LEASE

46839 Maple Leaf Plaza, Sterling VA 202164

OPPORTUNITY

1,268 SF of Retail Space
Fronts Rte 7 in Maple Leaf Plaza
Fully equipped hair salon available



HIGHLIGHTS

- Fully equipped hair salon available
 - Other uses accepted
- 80,000 Vehicles per day with signaled intersection for easy access
- High foot traffic from Zips Cleaners & La Petite Academy
- Above average parking
- Available with 60 days notice
- C-1 zoning for retail

RENTAL RATE

- Upon Request

TERM

- 5-10 years



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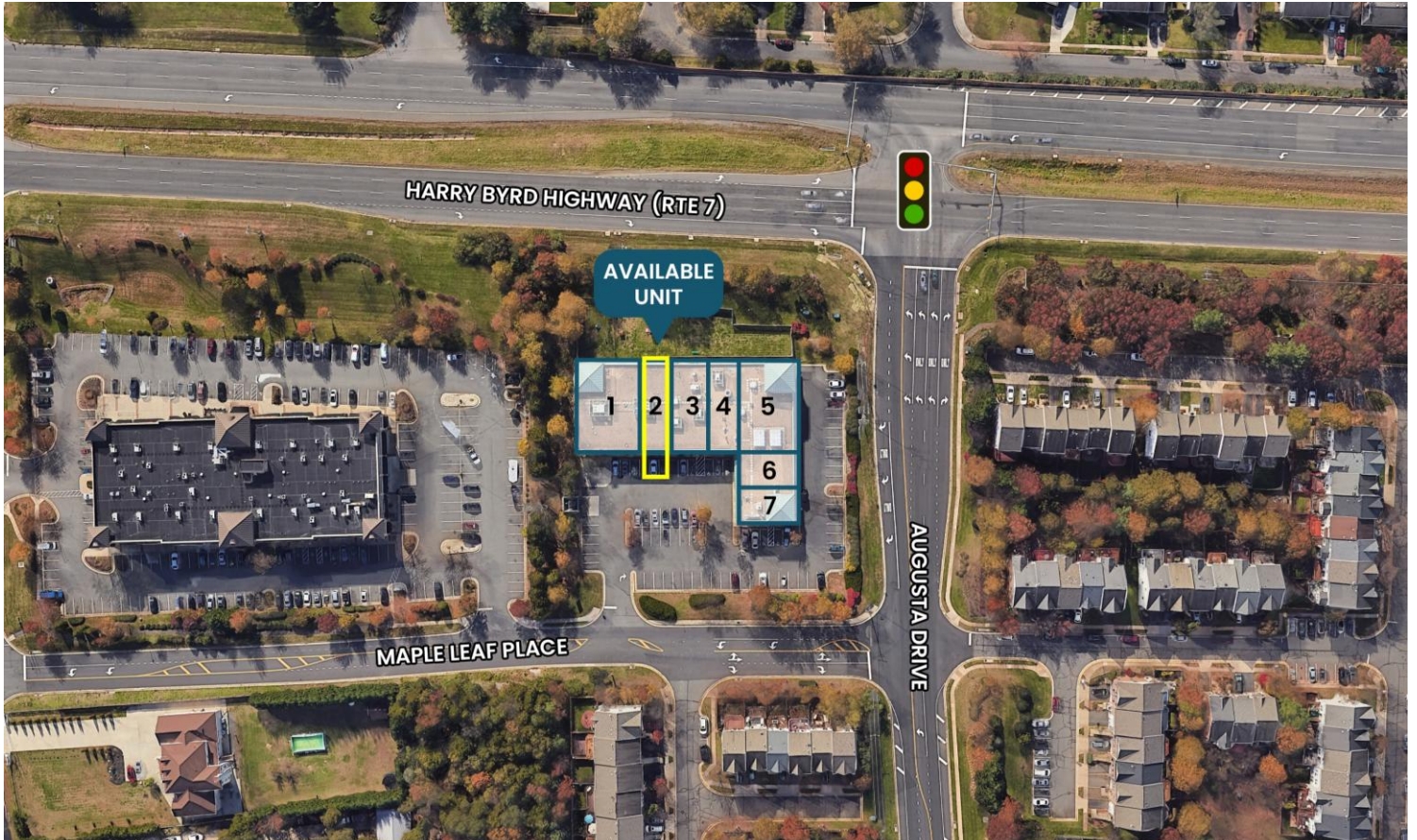
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AVAILABILITY



SPACE	TENANT	SF
1	La Petite Academy	6,744
2	Available	1,269
3	Pho Royal	1,808
4	Serenity Nails	1,260
5	Zip's Cleaners	6,613
6	Off 7 Bowling Pro Shop	695
7	El Sabor De Mi Tierra	1,147
TOTAL		19,536



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MAPLE PLAZA - OVERVIEW



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RETAILS OVERVIEW



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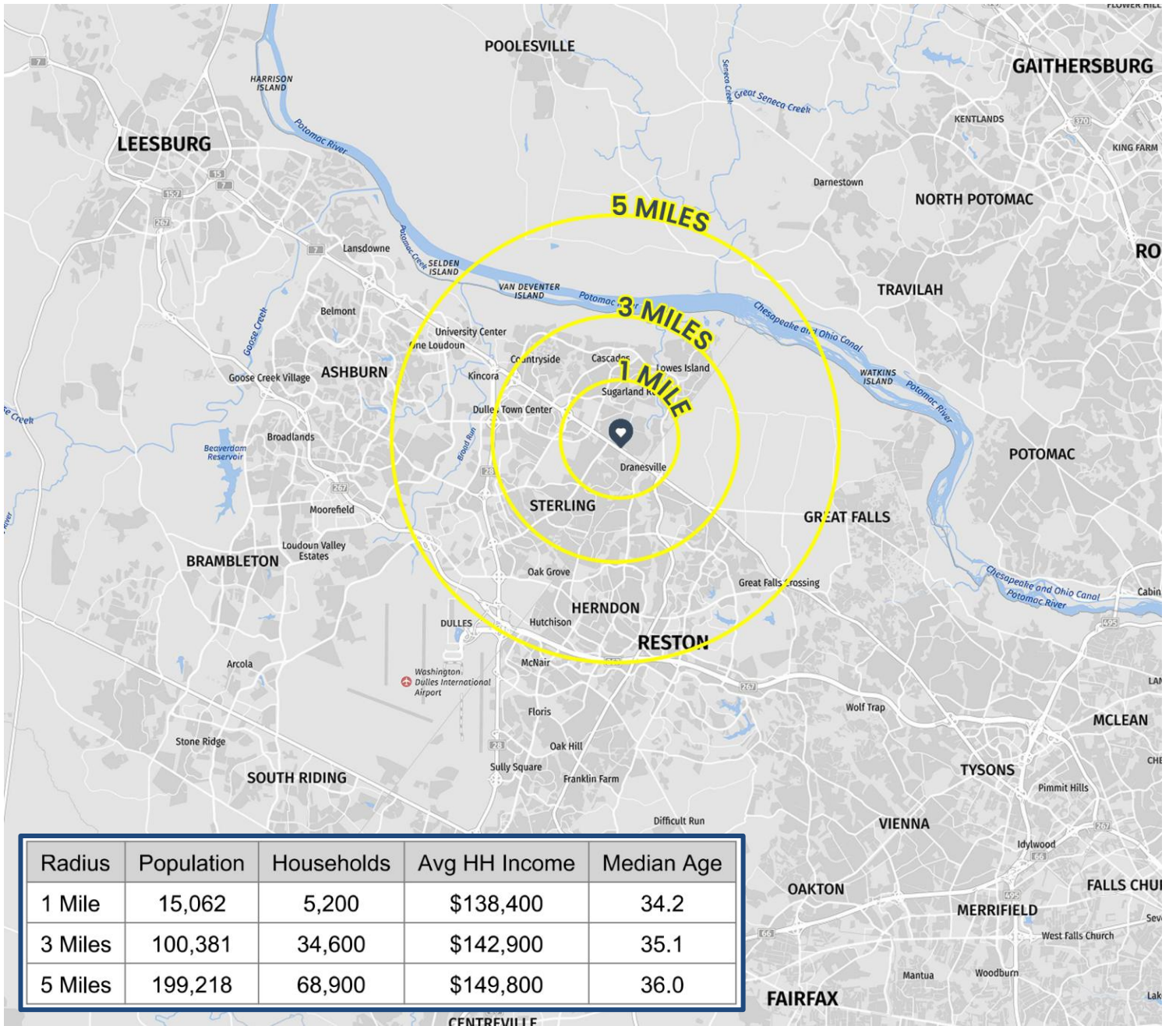
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DEMOGRAPHICS



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EXTERIOR PHOTOS



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