

# CEDAR LAKE PLAZA

46900 Cedar Lake Plaza, Sterling, VA 20164  
Loudoun County

NOW OPEN:

**ivyrehab**  
PHYSICAL THERAPY

**COCOSFOOD**  
INTERNATIONAL MARKET

## RETAIL FOR LEASE

JOIN:

**COCOSFOOD**  
INTERNATIONAL MARKET

**Walgreens**

**IHOP** **ABC**

## RETAIL FOR LEASE

- 1,200 SF coming available. Currently occupied by the Brow Boutique. Click [HERE](#) for LOD.
- Strong visibility to Rt. 7 (Harry Byrd Hwy) with over 58,099 ADT.
- Located in Loudoun County, the wealthiest and one of the fastest growing counties in the U.S.
- Highly visible pylon signage available.

**Victor Salcido**  
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**Billy Kelly**  
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703-268-2706

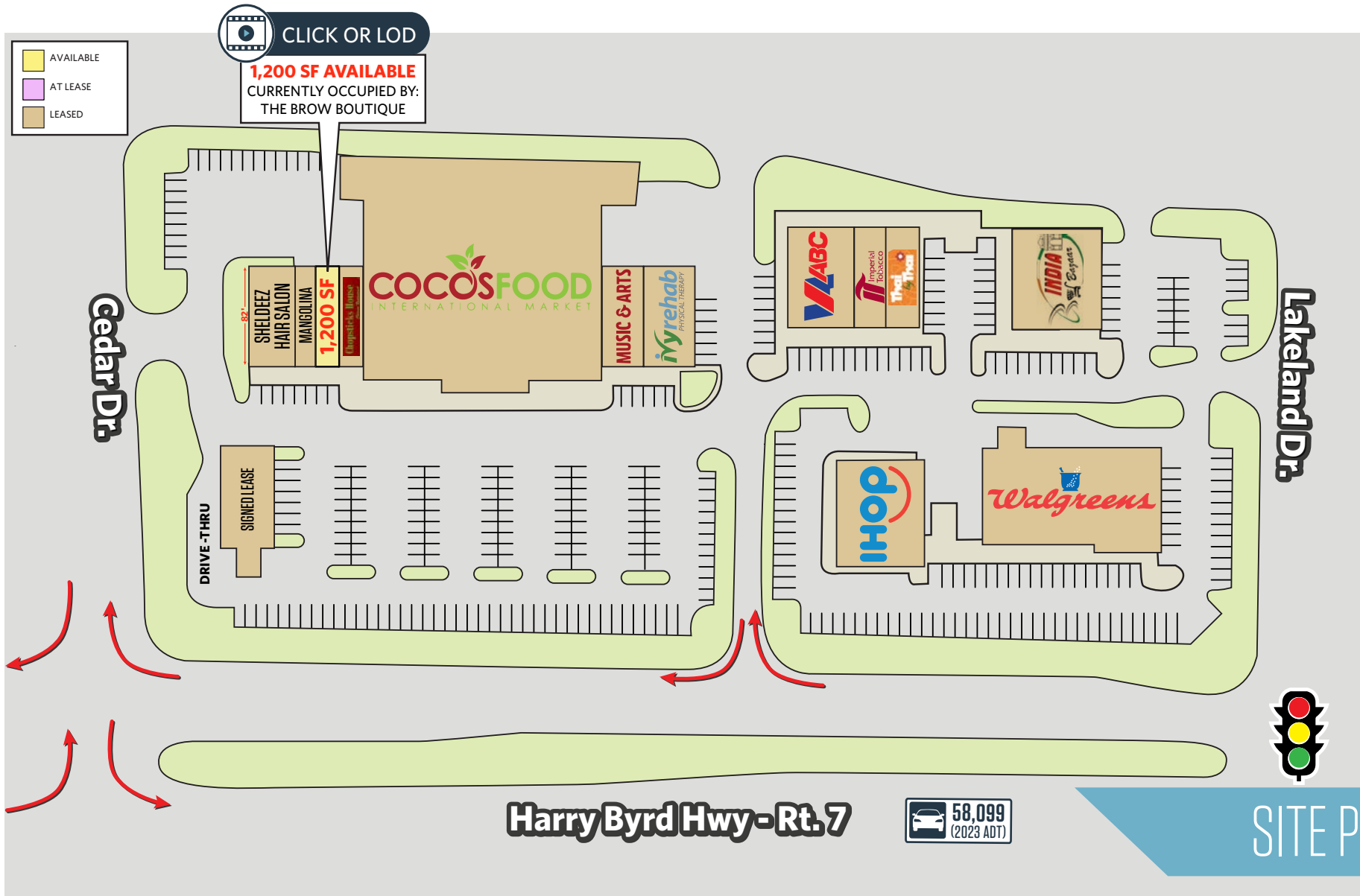
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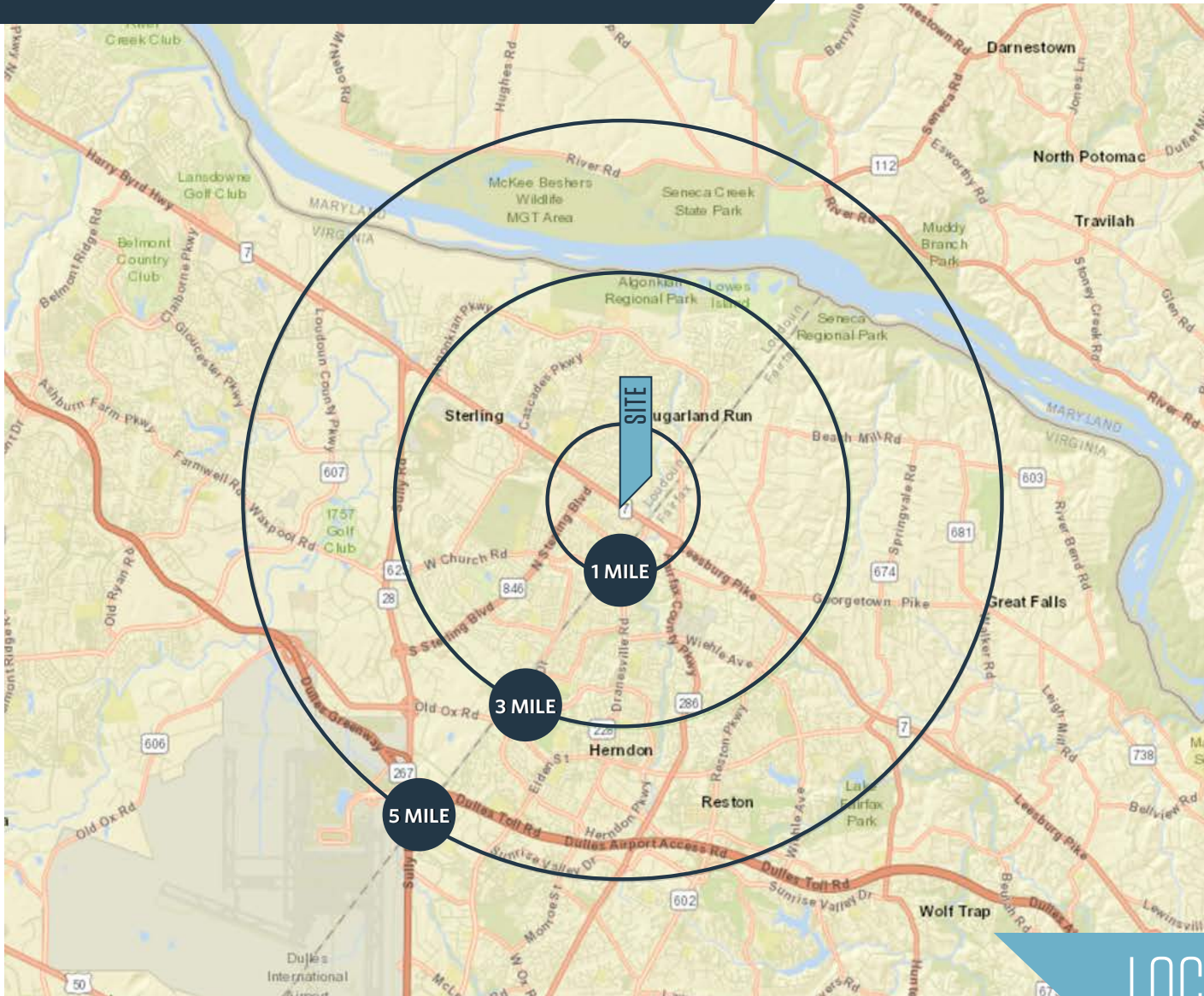
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## DEMOGRAPHICS | 2024:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 14,697             | 102,903   | 203,773   |
| Daytime Population |           |           |
| 4,611              | 46,356    | 170,998   |
| Households         |           |           |
| 4,558              | 33,628    | 74,817    |
| Median HH Income   |           |           |
| \$150,600          | \$158,082 | \$149,623 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

|                |            |
|----------------|------------|
| Route 7        | 58,099 ADT |
| Cedar Drive    | 2,159 ADT  |
| Lakeland Drive | 5,394 ADT  |

## LOCATION & DEMOGRAPHICS

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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