

THE SHOPPES AT POTOMAC CORNER

46515 & 46519 Harry Byrd Highway, Sterling, VA 20164
Loudoun County

Just Signed!



Qamaria
YEMENI
COFFEE CO.



RETAIL FOR LEASE

AREA RETAILERS:



- Sterling's Newest Retail Development!
- Last Space: 1,725 SF End-Cap fronting Rt. 7.
- Highly visible corner location on Route 7 / Harry Byrd Highway & Potomac View Road.
- Ample Surface Parking— 142 Parking Spaces Available.
- Strong Regional Demographics / Income \$118,934 (1) Mile Radius.
- Adjacent to Northern Virginia Community College - Loudoun Campus (11,000 students).
- Close to Dulles International Airport and the Tech Corridor.

OWNED & MANAGED BY:



SARANTIS
PROPERTIES

Veronica A. Kamara
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703-268-2714

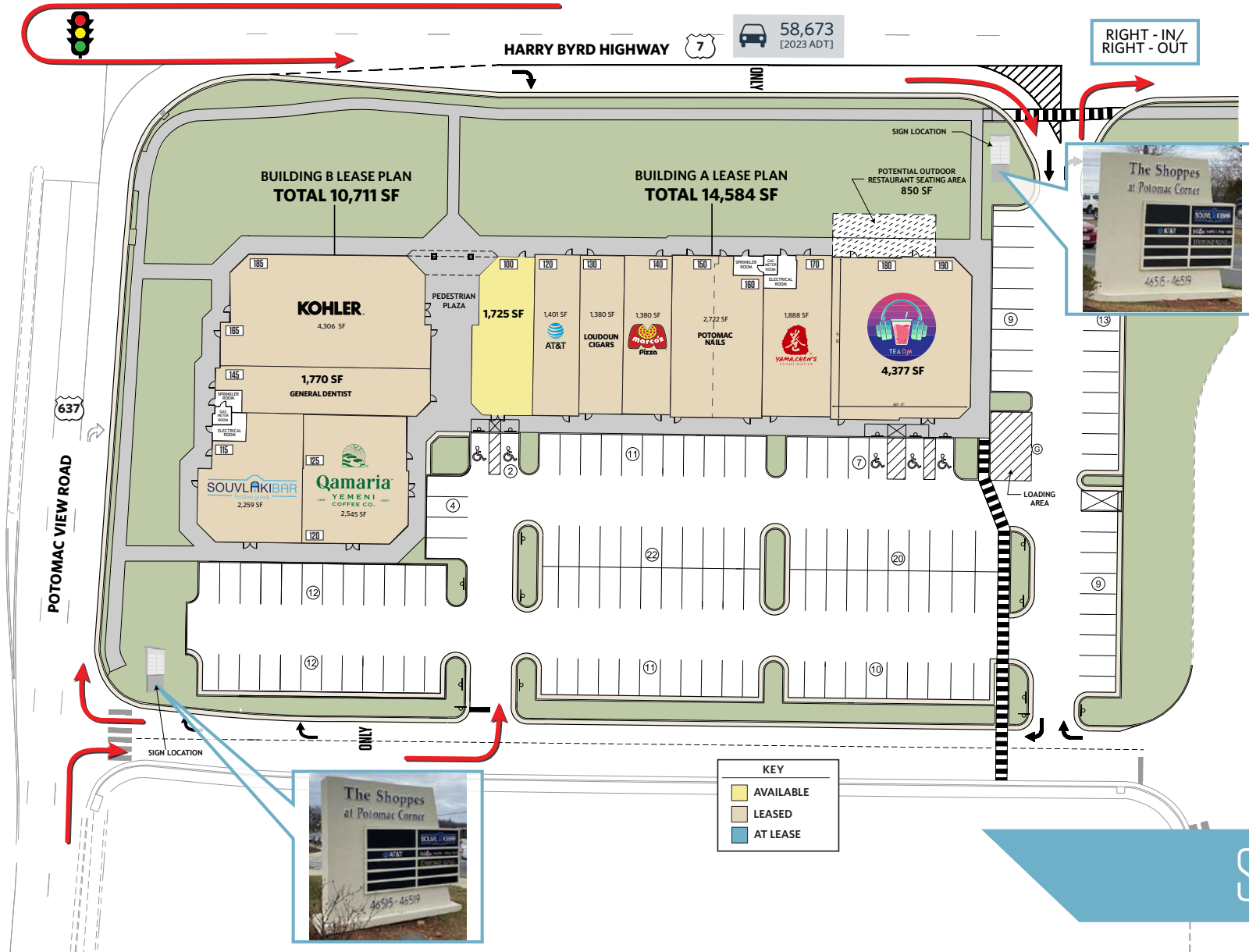
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SITE PLAN

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- 1. Sterling Medical Office Building (13,000 SF)
- 2. North Gate Office Building (36,000 SF)
- 3. Potomac Falls Health Center (10,000 SF)
- 4. Cascades Village Senior Apartments (150 Units)
- 5. Signal Hill Office Building (64,221 SF)

KEY

● MONUMENT SIGN LOCATION

POTOMAC CORNER
21370 POTOMAC VIEW ROAD

SOUVLAKIBAR
KOHLER. AT&T

CLOSE-UP AERIAL

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MARKET AERIAL

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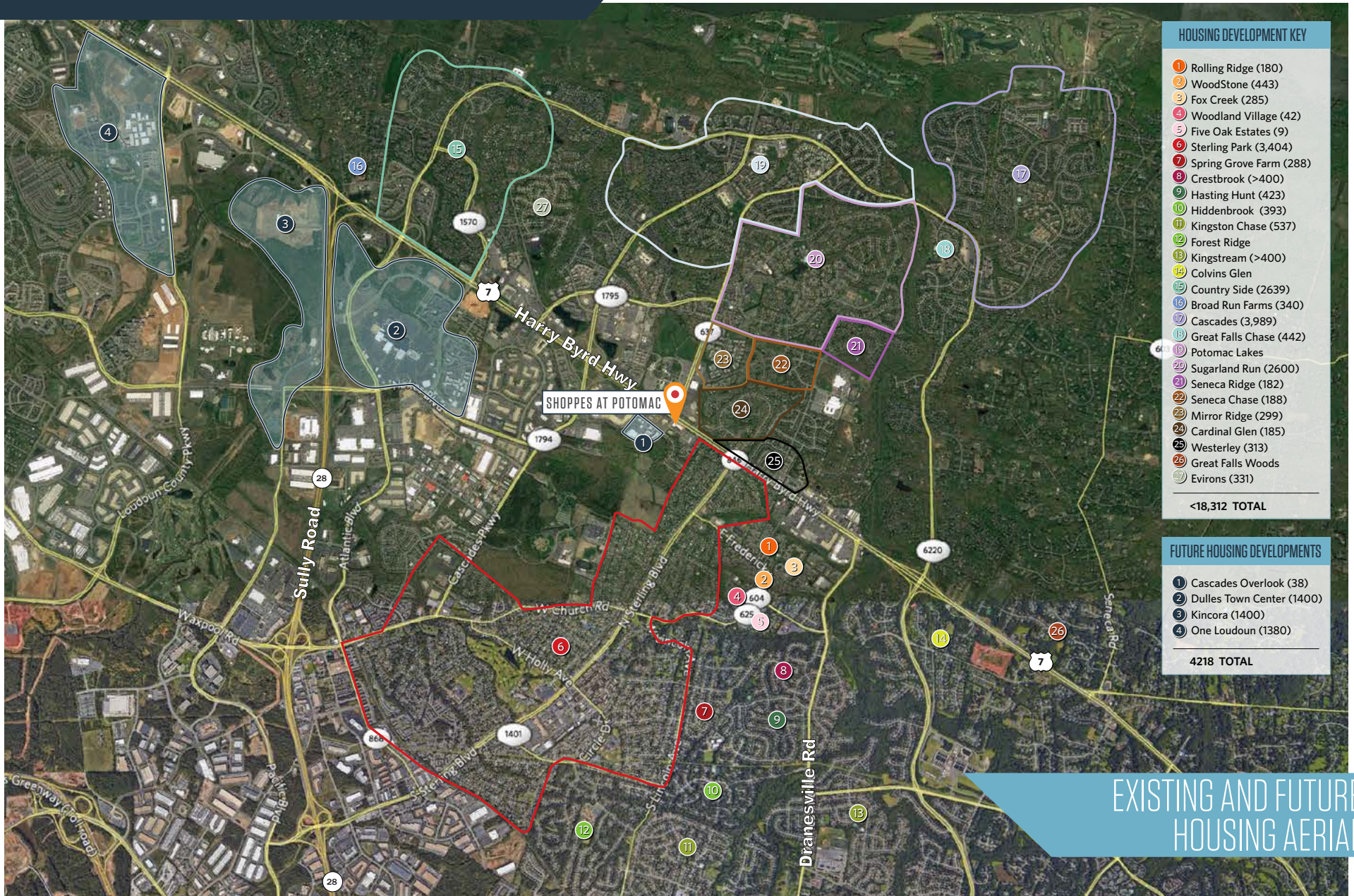
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HOUSING DEVELOPMENT KEY	
1	Rolling Ridge (180)
2	WoodStone (443)
3	Fox Creek (285)
4	Woodland Village (42)
5	Five Oak Estates (9)
6	Sterling Park (3,404)
7	Spring Grove Farm (288)
8	Crestbrook (>400)
9	Hasting Hunt (423)
10	Hiddenbrook (393)
11	Kingston Chase (537)
12	Forest Ridge
13	Kingstream (>400)
14	Colvins Glen
15	Country Side (2639)
16	Broad Run Farms (340)
17	Cascades (3,989)
18	Great Falls Chase (442)
19	Potomac Lakes
20	Sugarland Run (2600)
21	Seneca Ridge (182)
22	Seneca Chase (188)
23	Mirror Ridge (299)
24	Cardinal Glen (185)
25	Westerley (313)
26	Great Falls Woods
27	Evirons (331)
<18,312 TOTAL	

FUTURE HOUSING DEVELOPMENTS	
1	Cascades Overlook (38)
2	Dulles Town Center (1400)
3	Kincora (1400)
4	One Loudoun (1380)
4218 TOTAL	

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PHOTOS

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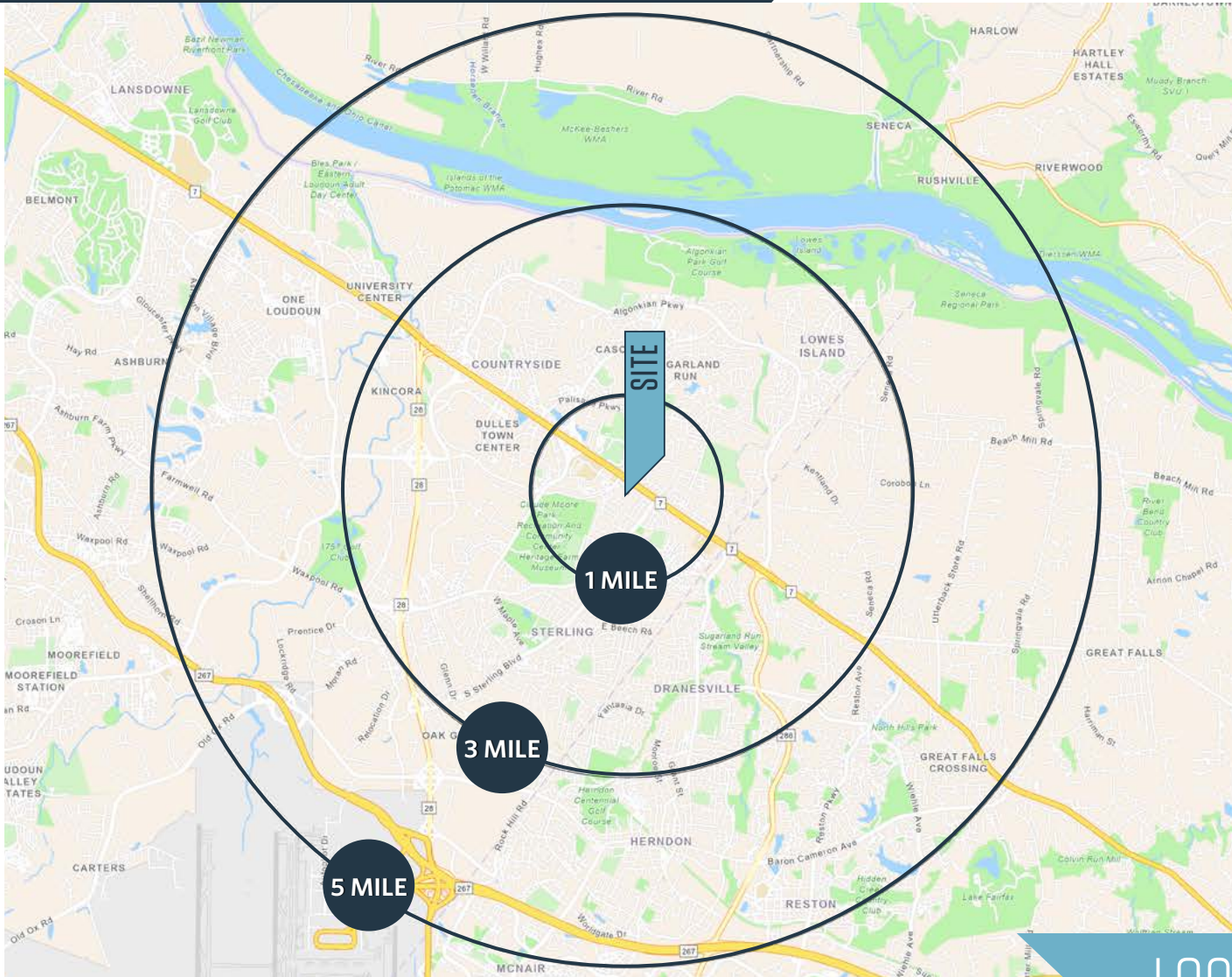
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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	18,074	101,128	203,398
Daytime Population	9,379	53,032	158,725
Households	5,597	33,100	74,377
Average HH Income	\$173,386	\$105,198	\$198,238
Median HH Income	\$134,064	\$153,101	\$150,732

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Harry Byrd Highway (Route 7) 58,673 ADT

LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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