

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

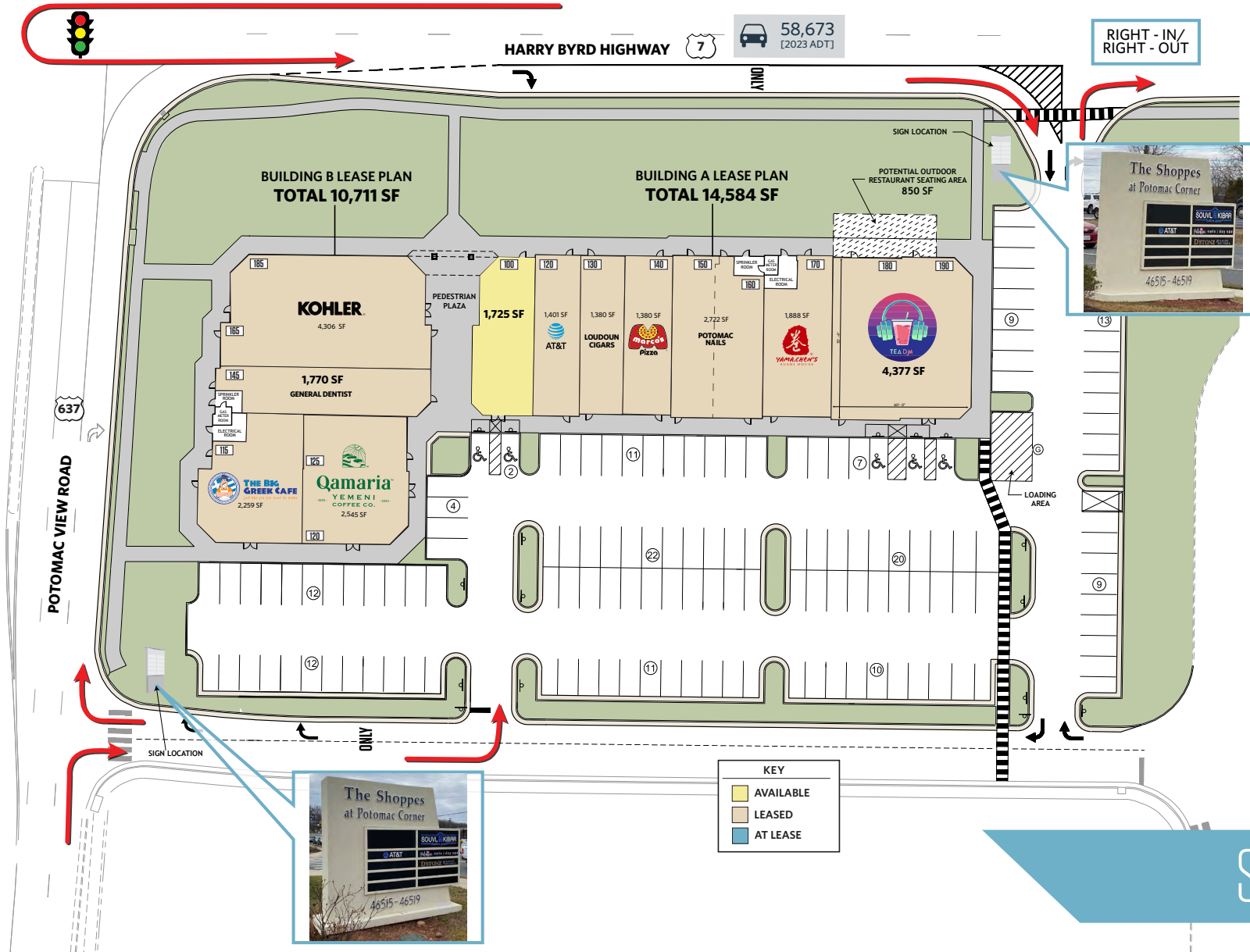
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SITE PLAN

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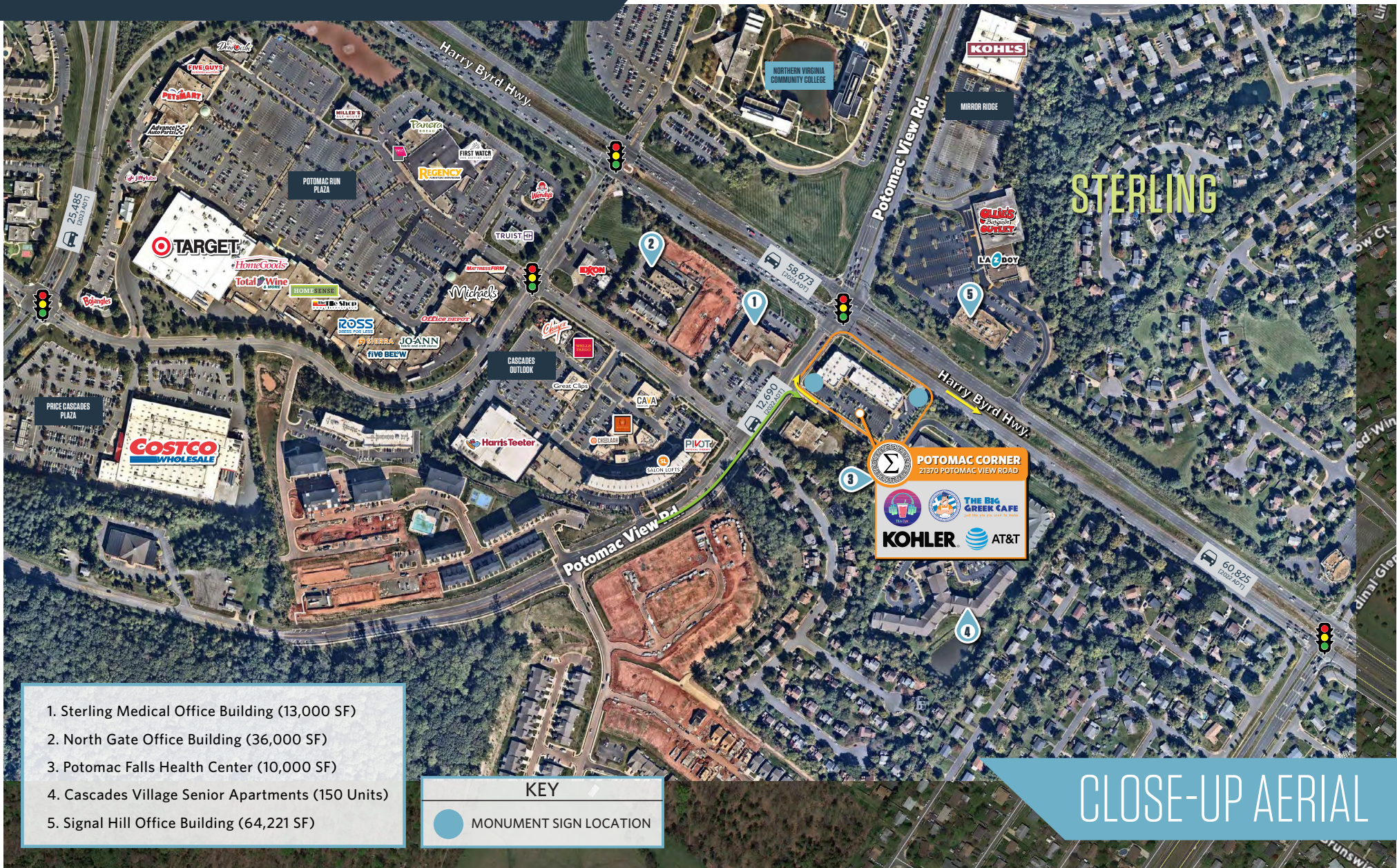
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- 1. Sterling Medical Office Building (13,000 SF)
- 2. North Gate Office Building (36,000 SF)
- 3. Potomac Falls Health Center (10,000 SF)
- 4. Cascades Village Senior Apartments (150 Units)
- 5. Signal Hill Office Building (64,221 SF)

KEY

● MONUMENT SIGN LOCATION

POTOMAC CORNER
21370 POTOMAC VIEW ROAD

CLOSE-UP AERIAL

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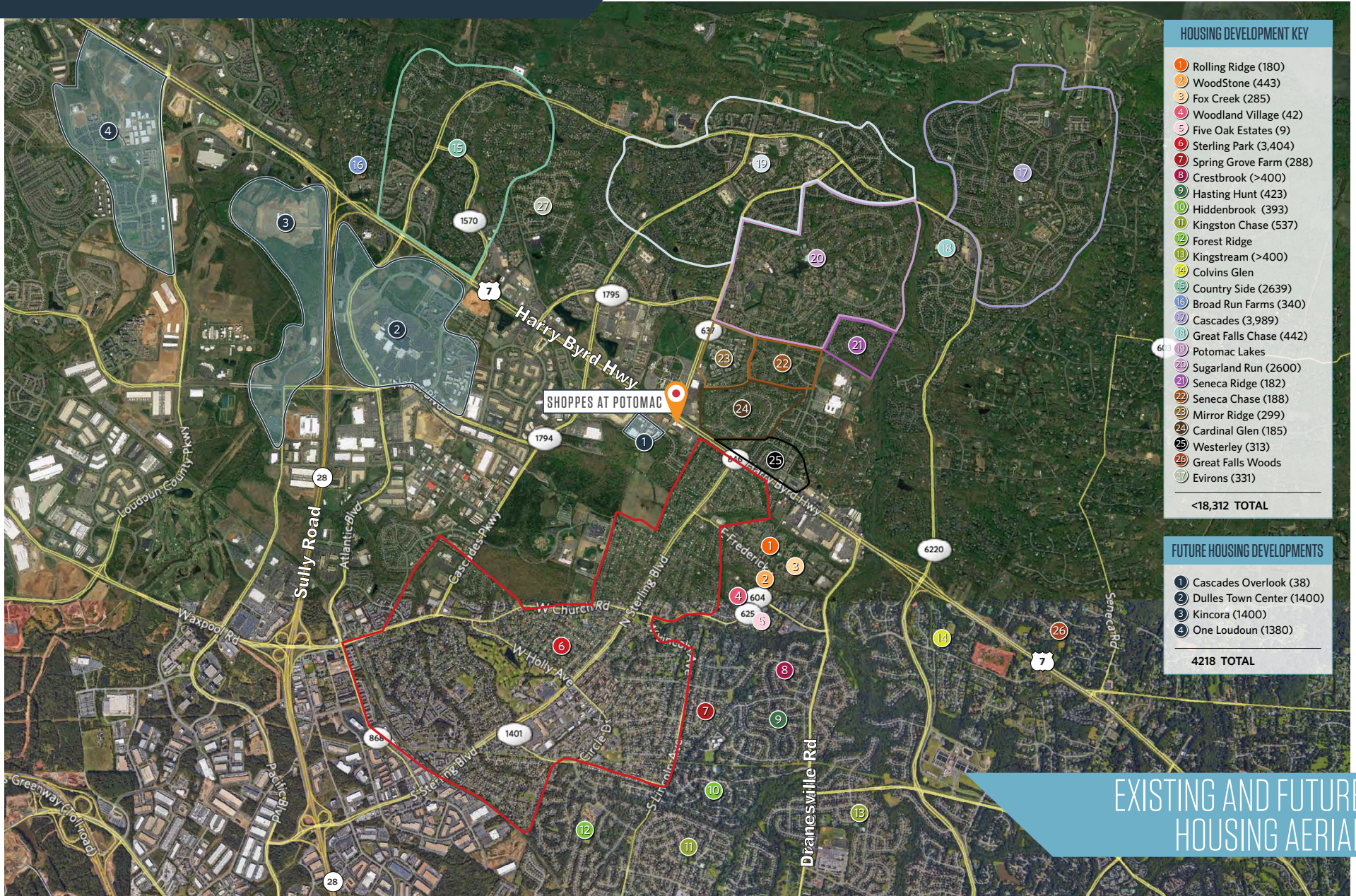
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PHOTOS

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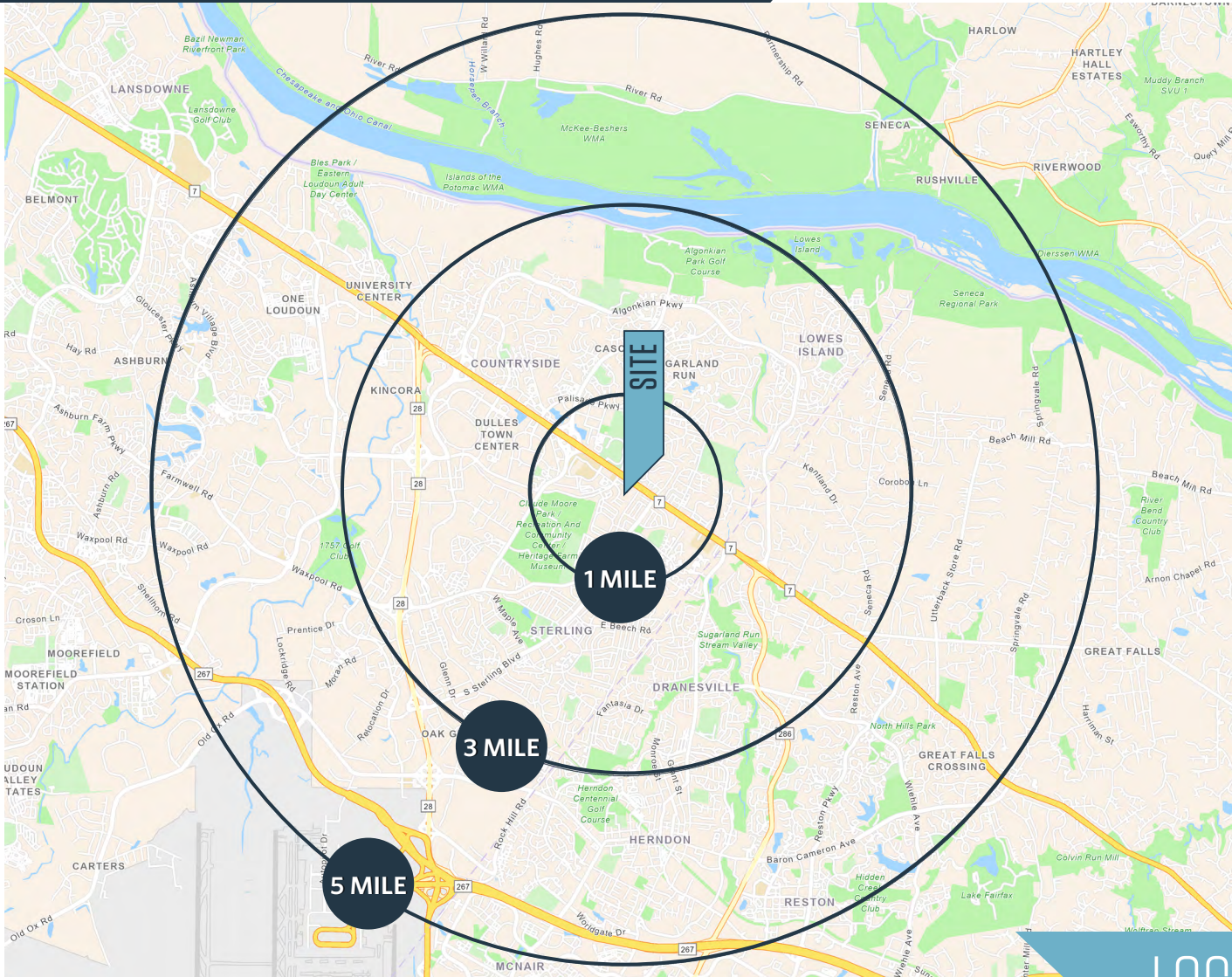
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DEMOGRAPHICS | 2024:

	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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