

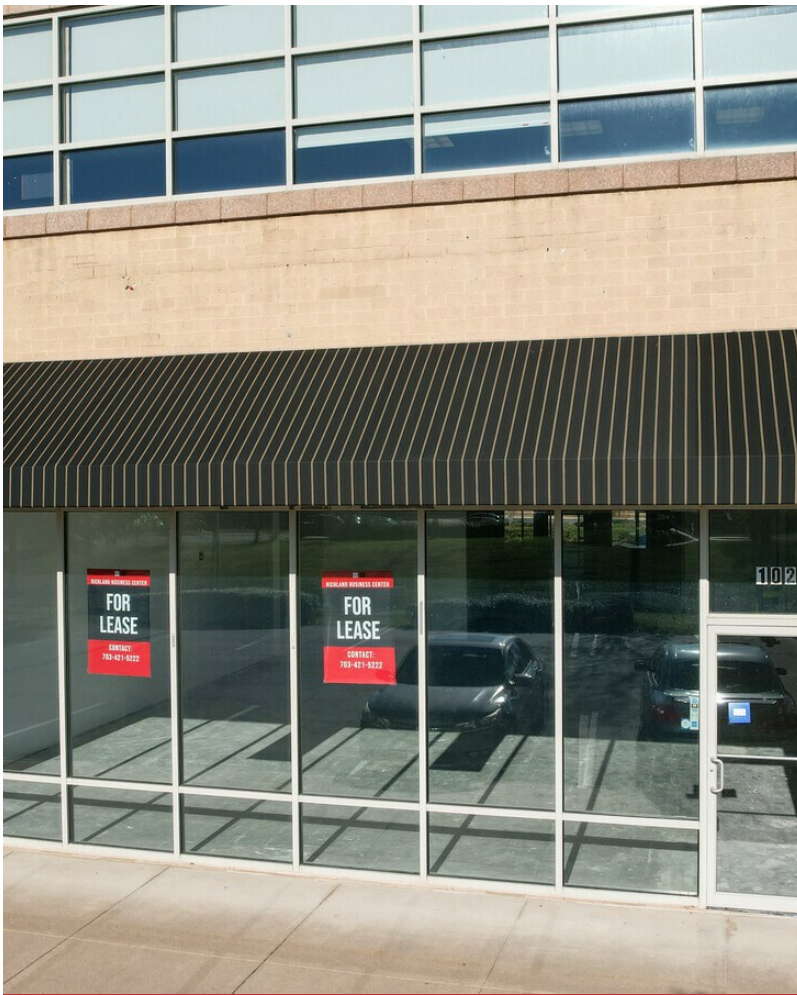
Richland Business Center Retail & Office

21430 Cedar Dr, Sterling, VA 20164



Shanna Lajmiri

Richland Investment Group LLC
21430 Cedar Dr, Sterling, VA 20164
shannalajmiri@gmail.com
(703) 421-5222



Richland Business Center Retail & Office

\$40.00 /SF/YR

Richland Business Center, a 57000 s.f. Class A Retail and Office complex situated directly on Rt. 7 in Sterling Virginia. .5 miles from Fairfax County Pkwy & in close proximity to Rt. 28, One Loudoun, and Dulles airport. surrounded by populated residential and commercial communities. The first-floor retail suites feature ample convenient store-front parking & great signage visibility. The upscale two-story marbled office lobby offers visitors an impressive welcome and both elevator and stairs access.

Second-floor office suites accommodate professional and medical offices and house luxury onsite salon suites. Select second-floor suite signage available. Conveniently located on Rt. 7, this business center has...

- Center is located directly on Rt. 7
- 80,000+ Cars traffic count daily
- Select offices with Signage option at a fee

For more information visit:

<https://www.loopnet.com/Listing/21430-Cedar-Dr-Sterling-VA/4128678/>



Rental Rate:	\$40.00 /SF/YR
Min. Divisible:	2,000 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	49,671 SF
Year Built:	2007
Walk Score ®:	76 (Very Walkable)
Rental Rate Mo:	\$3.33 /SF/MO

1st Floor Ste 102

Space Available	2,000 - 5,000 SF
Rental Rate	\$40.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Unlock the potential of 3000 sq.feet of Prime Retail space strategically located on Rt. 7 with unparalleled visibility that will elevate any business to new heights. For those looking to expand their reach, there's an option to increase the space to approx. 5000 sq. feet; detailed plan for modifications is attached. Space features an open floor plan, two glass storefronts, ample storefront parking, and an attractive elevated appeal. This location is not just a retail space, but a strategic asset for any solid upscale tenant, designed to draw customers from beyond the local market and maximize business potential & be part of a vibrant mix of Tenants. Tenants include a soon to be 14,000 sq. feet High End Blue salon suites on the Office level, along with medical offices, IT & healthcare corporate offices. First floor Retail tenants include: Sherwin Williams, Wingstop, AutoZone, Rais pizza/pour-house, Geico office, computer clinic, Ideal tenant has a clean and appealing storefront & a established solid business model.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Accelevation LLC	-	
Autozone	7,225	
Blue salon suites	-	
Casa Mia Restaurant	-	
Computer Clinic Services	1,250	
Geico	2,000	
Knapp Chiropractic	1,500	May 2025
Marmol & Marmol	-	
Newport Healthcare	-	
Rais pizza & Pourhouse	-	
Secure Open Solutions	-	
Sherwin-Williams	3,289	July 2026
Singh Foot & Ankle Healing Center	-	
Tessa Construction & Tech	-	
Wingstop	2,041	



21430 Cedar Dr, Sterling, VA 20164

Richland Business Center, a 57000 s.f. Class A Retail and Office complex situated directly on Rt. 7 in Sterling Virginia. .5 miles from Fairfax County Pkwy & in close proximity to Rt. 28, One Loudoun, and Dulles airport. surrounded by populated residential and commercial communities. The first-floor retail suites feature ample convenient store-front parking & great signage visibility. The upscale two-story marbled office lobby offers visitors an impressive welcome and both elevator and stairs access.

Second-floor office suites accommodate professional and medical offices and house luxury onsite salon suites. Select second-floor suite signage available. Conveniently located on Rt. 7, this business center has 80,000+ car daily traffic count with several onsite restaurants available. All suites feature 100% HVAC control, Fios, Comcast Available, and 24-hour access via lobby keyless entry.

VISIT: RICHLANDBUSINESSCENTER.COM

Property Photos



Property Photos



Property Photos



IMG_2173



IMG_2165

Property Photos



Property Photos



MAPLE LEAF PL.



HWY. 7

Property Photos



Property Photos



Property Photos

