



REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL / OFFICE CONDO FOR LEASE

### 46950 JENNINGS FARM DRIVE, SUITE 260, STERLING, VA 20164



### PROPERTY SUMMARY

Attractive, second floor suite located in Cedar Lake Professional Center. Formerly a hair & nail salon, this space offers lobby/reception area, privates rooms/offices, open workstations, kitchen, two private bathrooms and an abundance of natural light. This move-in ready suite is perfect for any professional service.

- 2,460 sf
- \$20.00 psf (\$4,100.00 per month)
- \$4.00 NNN (\$820.76 per month)
- Zoned C-10 (Commercial)
- On-site reserved parking
- Pylon signage available

### AREA HIGHLIGHTS

Located in the ever-growing Loudoun County, this property sits just off the busy Harry Byrd Highway (Route 7). The professional center is directly behind Cedar Lake Plaza and across the street from Sugarland Crossing. Within walking distance to a great mix of local and national retailers and restaurants (Walgreens, Lidl, Chick Fil A, IHop, Chipotle, Patient First, Burlington, Cocos Food International Market and much more).

A high traffic area with easy accessibility to Route 7 (60,000 ADT), Fairfax County Parkway and Route 28.

In close proximity to Dulles, Reston and Tysons Corner.

## FOR MORE INFORMATION

### GEORGE BOOSALIS

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.





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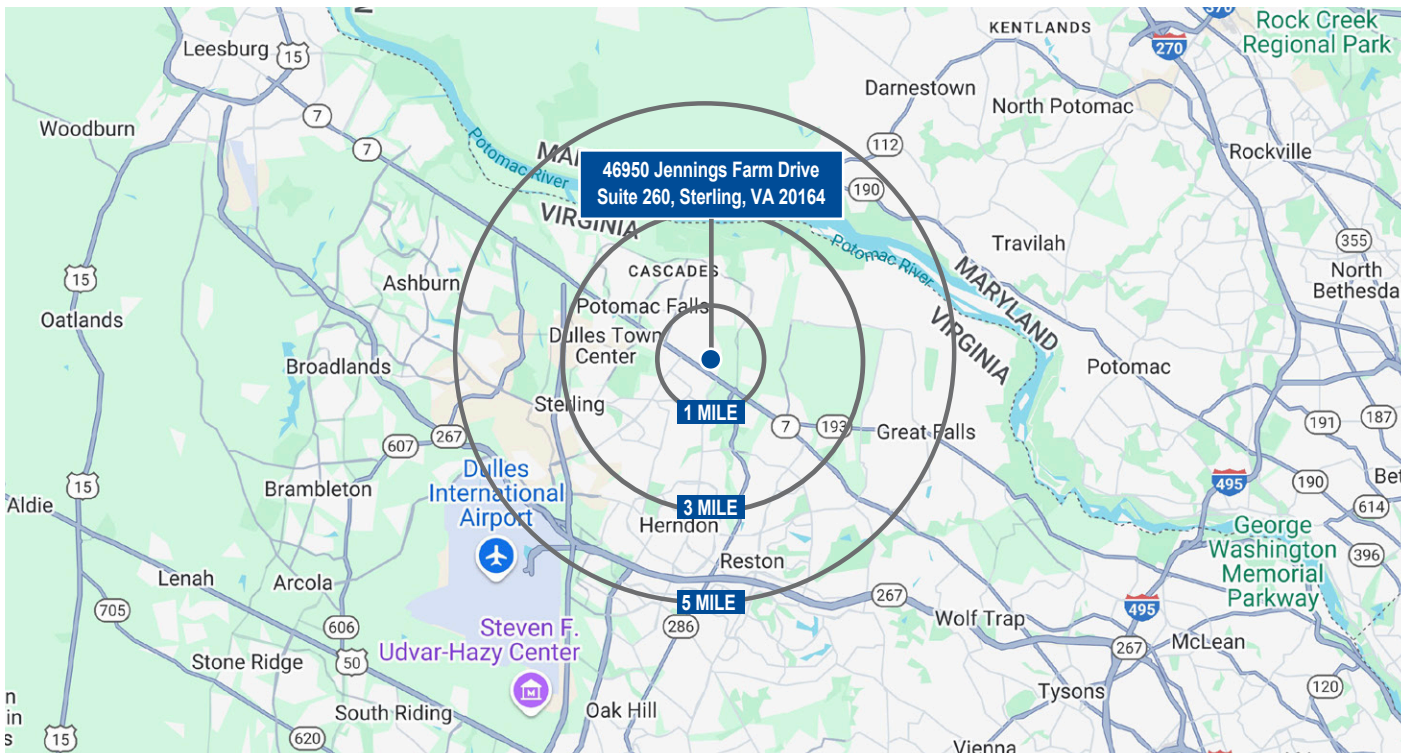
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### DEMOGRAPHICS



2024	1 MILE	3 MILES	5 MILES
Population	14,734	99,980	198,619
Households	4,543	32,562	72,863
Median HH Income	\$134,909	\$144,954	\$134,502
Median Home Value	\$506,766	\$606,469	\$626,479

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