



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Last Space Available, 2,047 SF.
- Located at the intersection of Old Ox Rd. and Overland Dr.
- Zoning: PDCC-CC.
- Surface Parking Available.

## AVAILABLE SPACE

| SIZE                  | RATE   | DELIVERY CONDITION | TIMING    |
|-----------------------|--------|--------------------|-----------|
| 2,047 SF              | MARKET | AS-IS              | IMMEDIATE |
| *EST. NNN: \$5.20 PSF |        |                    |           |

**FORREST MORRILL**

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**BILLY KELLY**

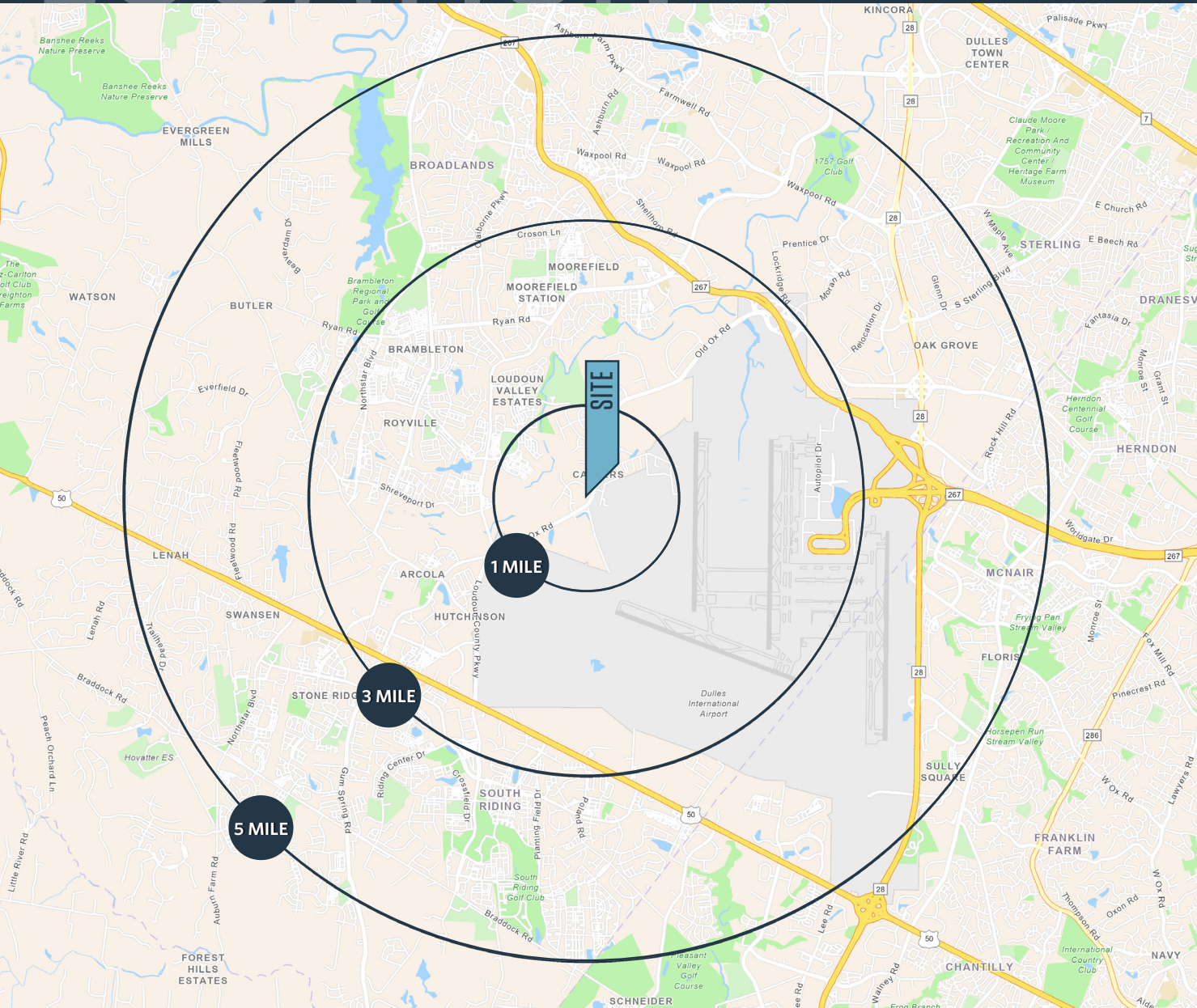
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# LOCATION

# DULLES MARKET SQUARE

23520 OVERLAND DRIVE, STERLING, VA 20166, LOUDOUN COUNTY



## DEMOGRAPHICS | 2023:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 3,780              | 53,689    | 184,788   |
| Daytime Population |           |           |
| 4,134              | 24,024    | 105,475   |
| Households         |           |           |
| 1,213              | 17,298    | 58,594    |
| Average HH Income  |           |           |
| \$230,302          | \$223,856 | \$206,764 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

|                   |            |
|-------------------|------------|
| Old Ox Road (606) | 22,090 ADT |
| Overland Drive    | 6,180 ADT  |

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# MARKET

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| KEY                                                                                                                         |              |
|-----------------------------------------------------------------------------------------------------------------------------|--------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>  | AVAILABLE    |
| <span style="background-color: #d2b48c; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | SIGNED LEASE |
| <span style="background-color: #c0c0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | AT LEASE     |



| SIZE                  | RATE   | DELIVERY CONDITION | TIMING    |
|-----------------------|--------|--------------------|-----------|
| 2,047 SF              | MARKET | AS-IS              | IMMEDIATE |
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# CLOSE UP

## DULLES MARKET SQUARE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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