



### Summary

Available: 10,854 SF on 1.03 AC  
 Sale Price: \$5,850,000  
 Lease Rate: \$47/SF NNN  
 2025 Taxes: \$18,316.56

### Property Highlights

- Freestanding, high-profile retail/showroom opportunity in a dominant Sterling retail corridor offered for sale, lease, or ground lease.
- Prominent location within Price Cascades Plaza with strong regional draw, and adjacent to Costco.
- Excellent visibility and direct frontage along Cascades Parkway at a signalized intersection.
- Easy access to Route 7 and Route 28.
- Zoning: PD-CC(RC) (Loudoun County)
- Generous ceiling height: 21'8" to finished ceiling grid; 23'6" to joists; 25'6" to roof deck.

### Demographics

#### 2 Miles

#### 5 Miles

#### 10 Miles

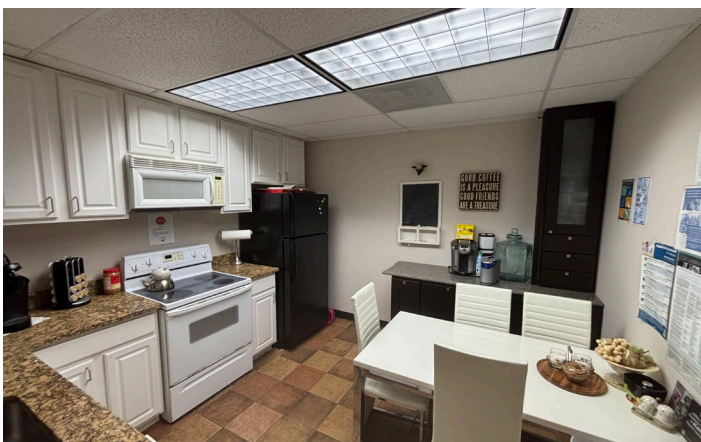
Total Households:	16,730	79,868	296,428
Total Population:	38,029	215,727	827,187
Average HH Income:	\$155,088	\$181,914	\$172,566

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Photos



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Retail Map



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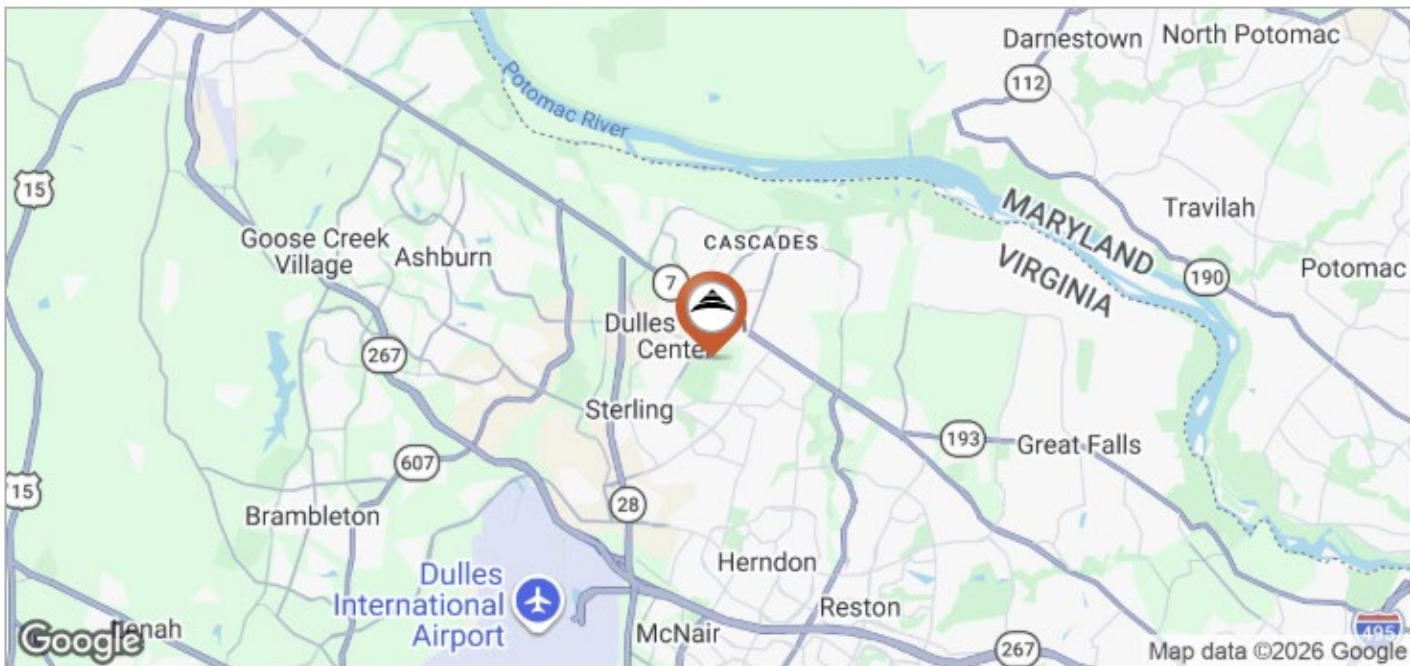
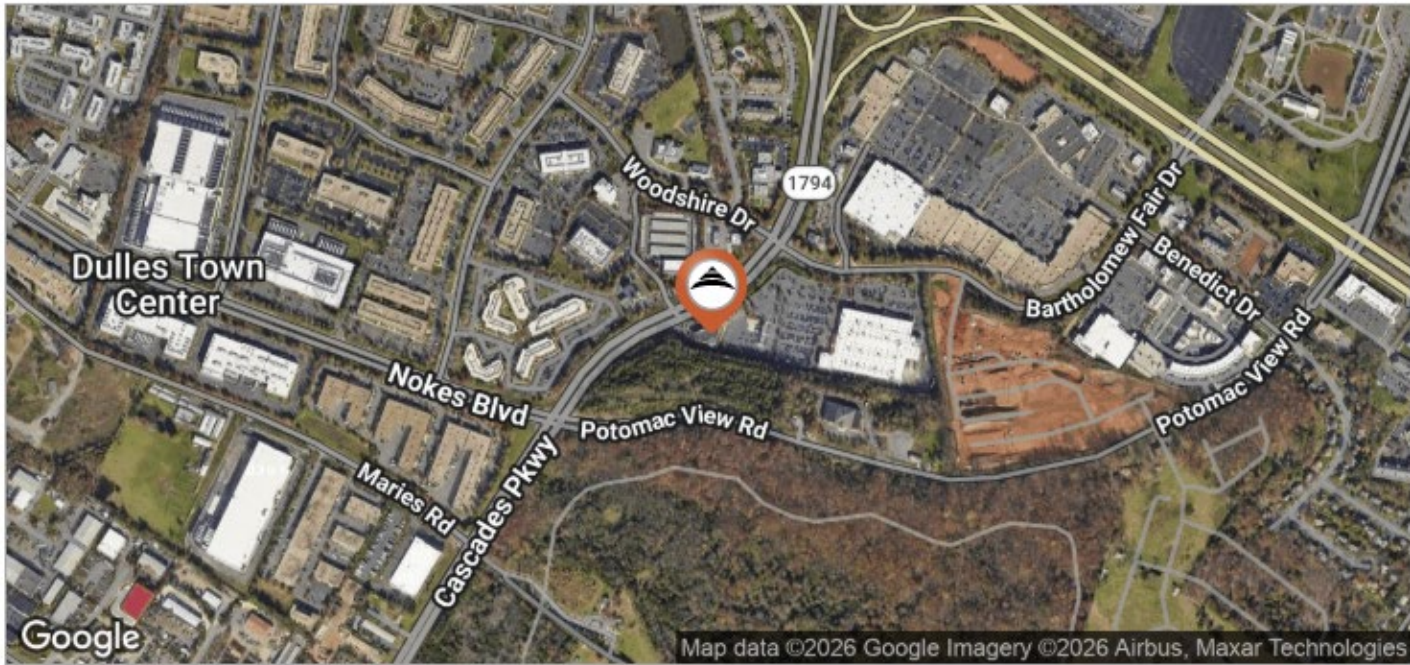


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Maps



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