



RETAIL PROPERTY FOR LEASE

STERLING PARK SHOPPING CENTER

300-428 S STERLING BLVD, STERLING, VA 20164



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,200 - 2,040 SF
Lease Rate:	Negotiable
Lot Size:	14.71 Acres
Year Built:	1967
Building Size:	114,000 SF
Renovated:	1991
Submarket:	Route 28 Corridor North

PROPERTY HIGHLIGHTS

- Well leased center with only 2,040 SF & 1,200 SF inline retail available for lease.
- Easily accessed from highly trafficked S Sterling Blvd (Rt 28) with 20,000 VPD.
- Tenants include Big Lots, CVS, Family Dollar, McDonald's, KFC, Taco Bell, and more!
- Average household income of \$109,824 within a 3-mile radius.
- Abundant parking.

AVAILABLE SPACES **SF**

400	2,040 SF
402	1,200 SF

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SITE PLANS



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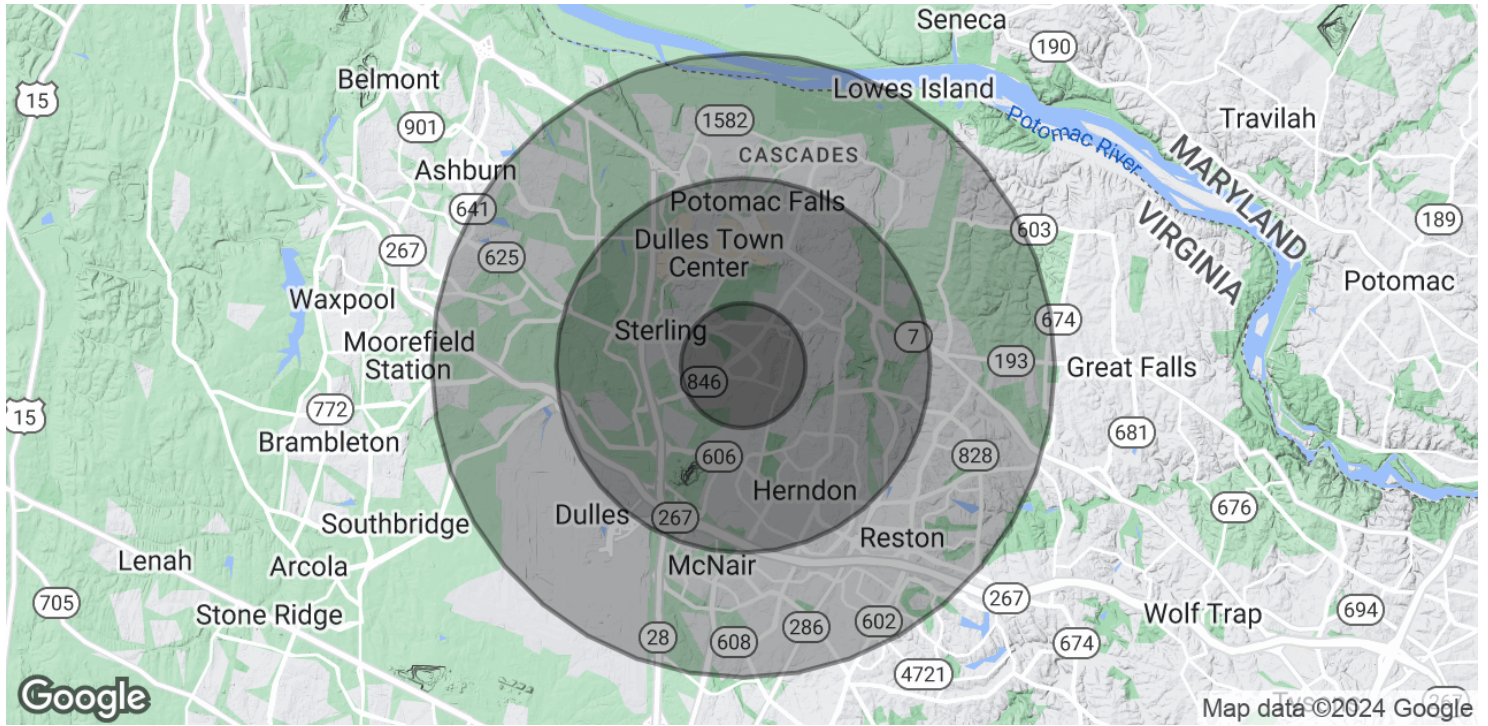
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



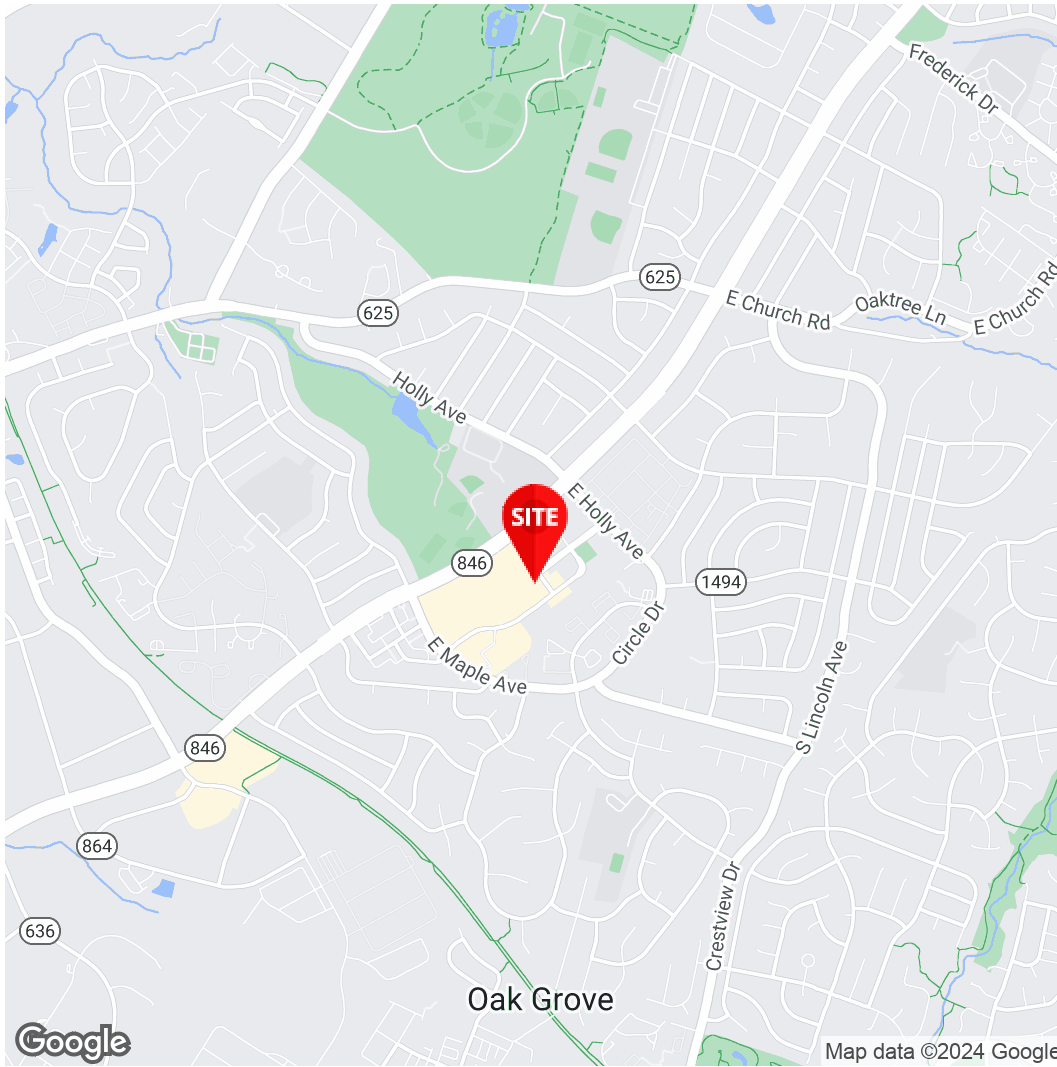
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,823	95,306	220,138
Average Age	33.7	34.1	35.1
Average Age (Male)	32.5	33.6	34.6
Average Age (Female)	34.8	34.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,901	32,529	78,968
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$91,192	\$109,824	\$123,259
Average House Value		\$471,126	\$529,070

* Demographic data derived from 2020 ACS - US Census



Joseph Farina
Principal
571.389.7362
jfarina@Divaris.Com

Christopher Saa
Assistant Vice President
571.550.9043
Chris.Saa@Divaris.Com

STERLING BLVD/RT 846 - 20,000 VPD

COMMERCE STREET

ENTERPRISE STREET

200	MCDONALD'S	3,994	401	CVS	12,000
2288	TACO BELL	2,528	402	AVAILABLE	11,000
2300	KFC	2,240	404	EL RINCONCITO DEL SABAR	2,068
250	EL MERCADITO	3,508	408	EL RINCONCITO DEL SABAR	400
300	BIG LOTS	35,545	412	EL RINCONCITO DEL SABAR	2,641
301	FAMILY DOLLAR	7,293	413	PIZZA PALACE	1,000
309	EL PASO PUPUSERIA & GRILL	2,142	415	HUNAN CAFE	1,000
311	LA PUPUSA LOCA	1,115	417	RIA MONEY TRANSFER	1,500
325-327	TIPICOS GLORIA	2,254	421	SUPER CLEAN LAUNDROMAT	10,000
400	AVAILABLE	2,040	428	MI FAMILIA DELI & TIENDA	2,200

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