



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	1,200
2300	KFC	2,240	404	EL RINCONCITO DEL SABAR	2,068
250	EL MERCADITO	3,508	408	EL RINCONCITO DEL SABAR	400
300	AVAILABLE	33,343	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

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 - 35,545 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 Anchor opportunity.
- Easily accessed from highly trafficked S Sterling Blvd (Rt 28) with 20,000 VPD.
- Tenants include CVS, Family Dollar, McDonald's, KFC, Taco Bell, and more!
- Up to 18ft Clear Heights in Big Box Space
- Average household income of \$109,824 within a 3-mile radius.
- Abundant parking.

AVAILABLE SPACES	SF
400	2,040 SF
402	1,200 SF
300 - Big Box Space	35,545 SF

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SITE PLAN



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RETAILER MAP



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

ADDITIONAL PHOTOS // 4

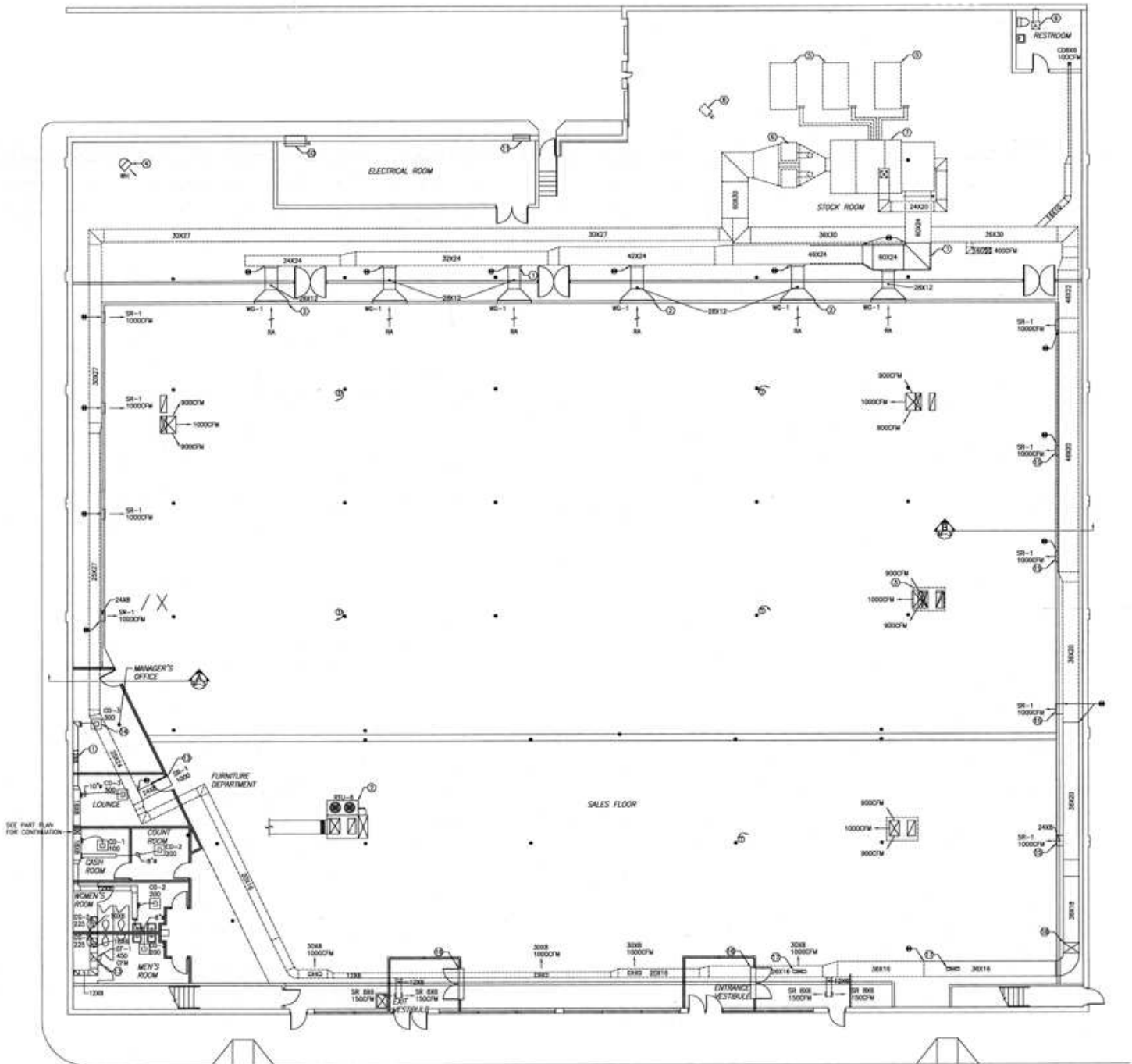
JOSEPH FARINA
571.389.7362
JFARINA@DIVARIS.COM

CHRISTOPHER SAA
571.550.9043
CHRIS.SAA@DIVARIS.COM

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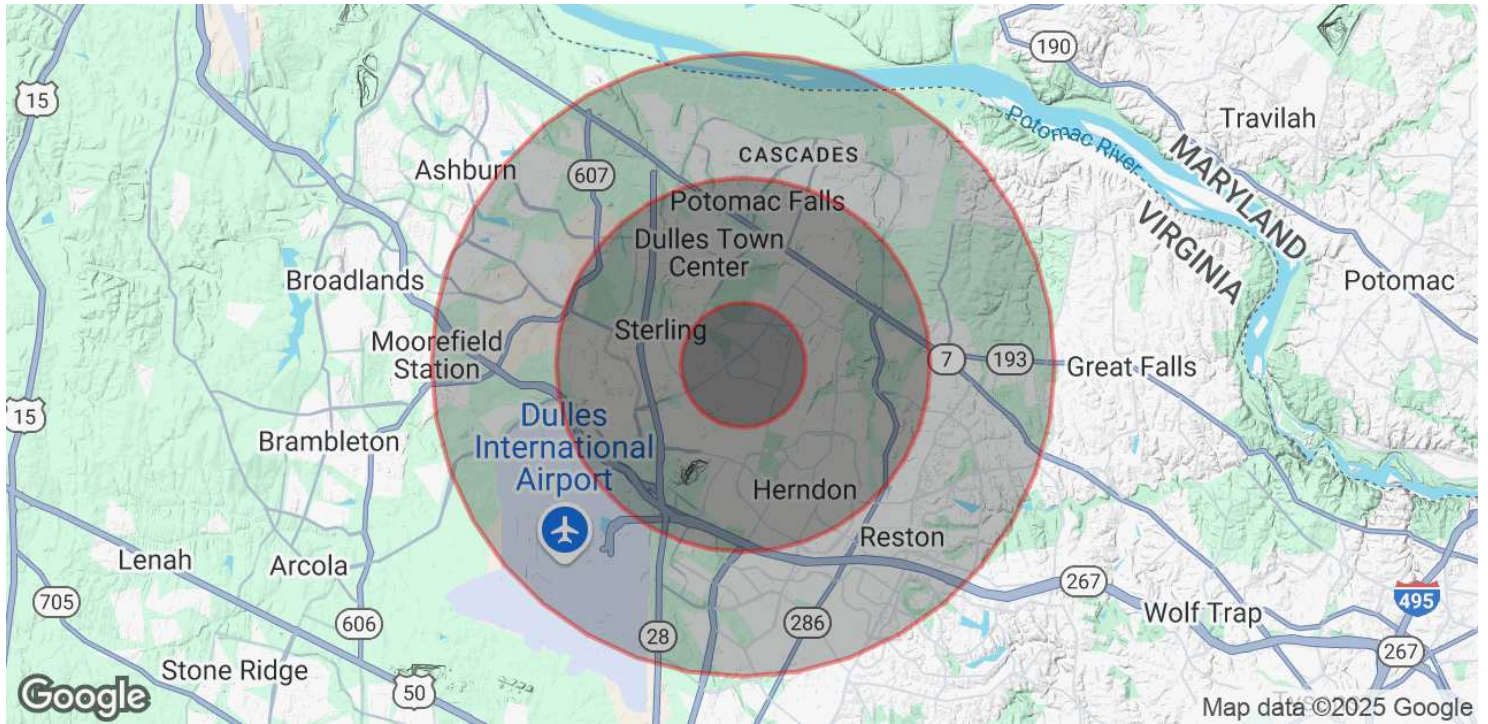
BIG BOX FLOOR PLAN - 35,545 SF



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DEMOGRAPHICS MAP & REPORT



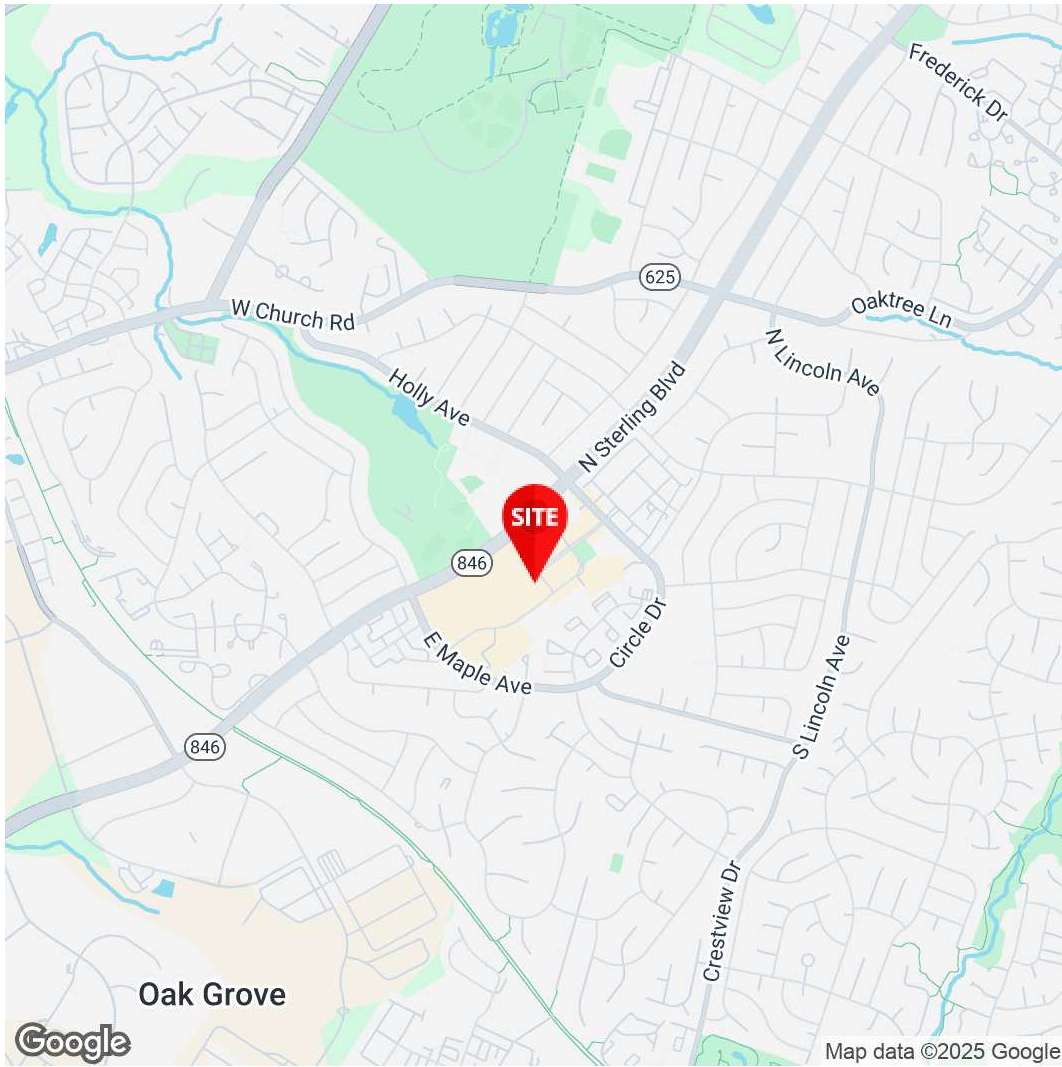
POPULATION

	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



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