



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Falke Plaza
 45630 Falke Plaza, Sterling, VA 20166

Retail Space For Lease

Quick Facts

PROJECT SIZE

9,413± SF

AVAILABILITY

994 SF (Available Sept 1, 2025)



DEMOGRAPHICS

	POPULATION	AVG. INCOME
1 mile	10,988	\$135,988
3 mile	80,728	\$124,016
5 mile	170,880	\$133,389

John Marigliano
 Direct | 571.765.4423
 Cell | 301.755.4419
 Email | jmarigliano@renaudconsulting.net

Nora Eways
 Direct | 571.765.4439
 Cell | 703.618.5626
 Email | neways@renaudconsulting.net

Traffic on Old Ox Road averages at about 34,000 VPD. The location is close to Hotels, Burger King, Wawa and Sheetz, and there's a high density of day time employees (Day time employees come out to about 85,151 people).

Click For Street View



JOIN THESE RETAILERS:



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

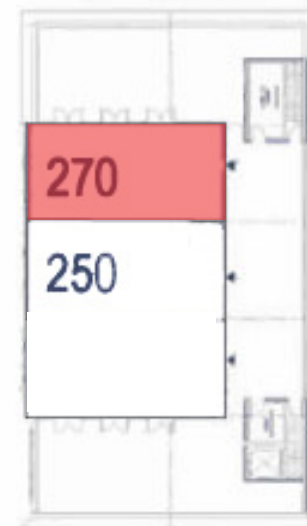
RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Tenants

110	Chillum	2,545
150	Sterling Tobacco & Cigar	1,367
170	Prime Custom Kitchen Bath Remodeling	1,367
190	Champs Pizza	1,174
250	Chaska Grill	1,962
270	Gem Drops & Stars (Available 9/1/2025)	994
<i>Total Site</i>		9,413



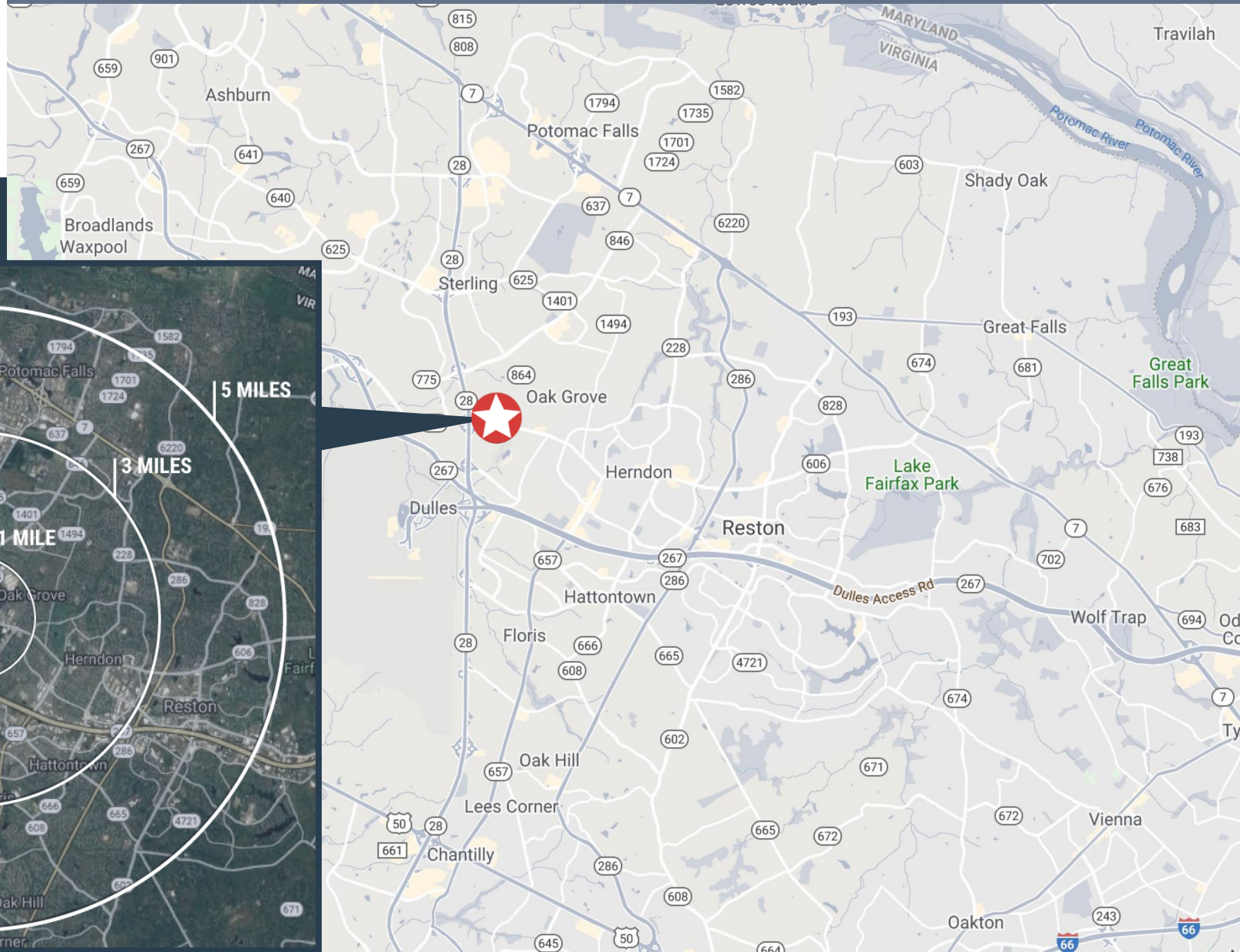
UPPER FLOOR



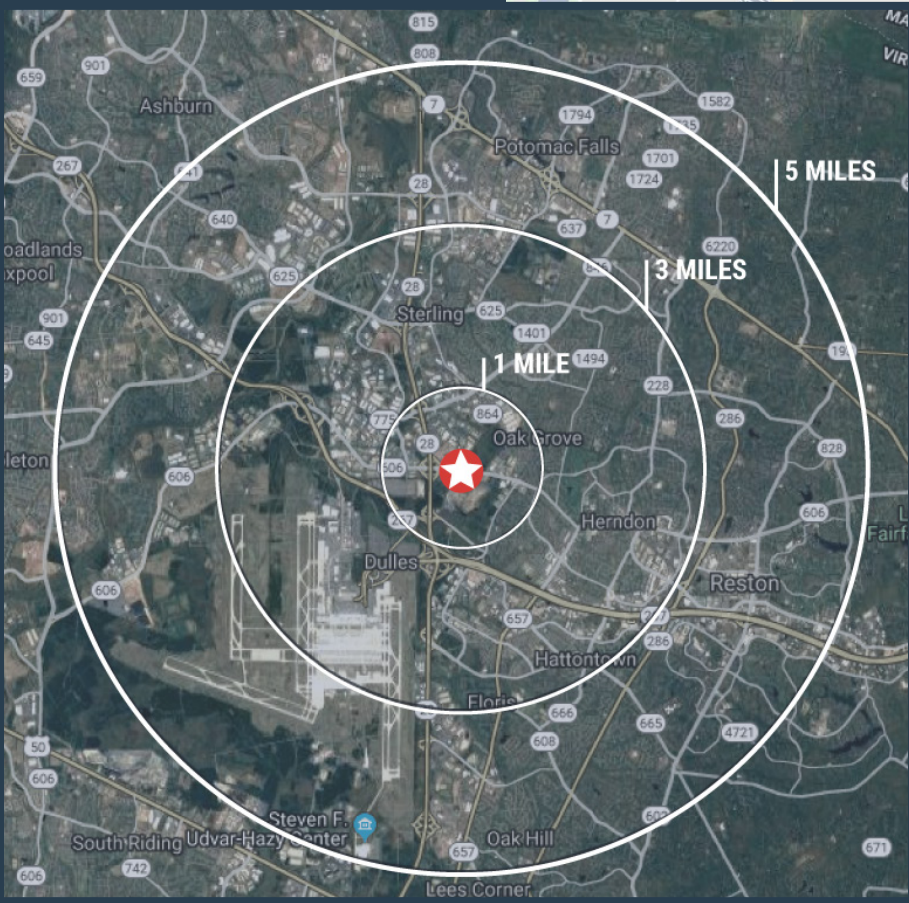


Location Map

RENAUD
CONSULTING
COMMERCIAL REAL ESTATE



Radius Map





Competitive Map

RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

In The Area

NEARBY RETAILERS

- Cracker Barrel
- Fairfield Inn
- Extended Stay America
- Hyatt House
- Comfort Inn & Suites
- Sheetz
- Burger King
- Wawa
- Exxon
- Country Inn & Suites
- Lowe's
- Best Buy
- TJ Maxx
- Chick-Fil-A
- Target
- Dollar Tree
- Dunkin'

