



RETAIL PROPERTY FOR LEASE

# CHURCH ROAD PLAZA

45665 WEST CHURCH ROAD, STERLING, VA 20164





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Colliers

## PROPERTY OVERVIEW



### OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	Negotiable
Building Size:	13,670 SF
Traffic Count:	27,000 on W Church Rd
Parking Spaces:	55

### AVAILABLE SPACES

101	2,000 SF
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### PROPERTY OVERVIEW

Located on West Church Road, just off of Route 28 in Sterling, Virginia. The retail center fronts directly onto West Church Road and is situated among a dense residential area, with close proximity to the corporate campuses of Time Warner, MCI, Orbital Sciences, etc.

### PROPERTY HIGHLIGHTS

- Less than one mile from Dulles 28 Center.
- Benefiting from strong demographics with a population of 76,316 and household income of \$170,388 within a three-mile radius.
- 2<sup>nd</sup> Generation tattoo studio with high end finishes

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,522	25,568	90,849
Total Population:	10,807	76,316	254,610
Average HH Income:	\$154,341	\$170,388	\$195,779

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## SITE PLAN



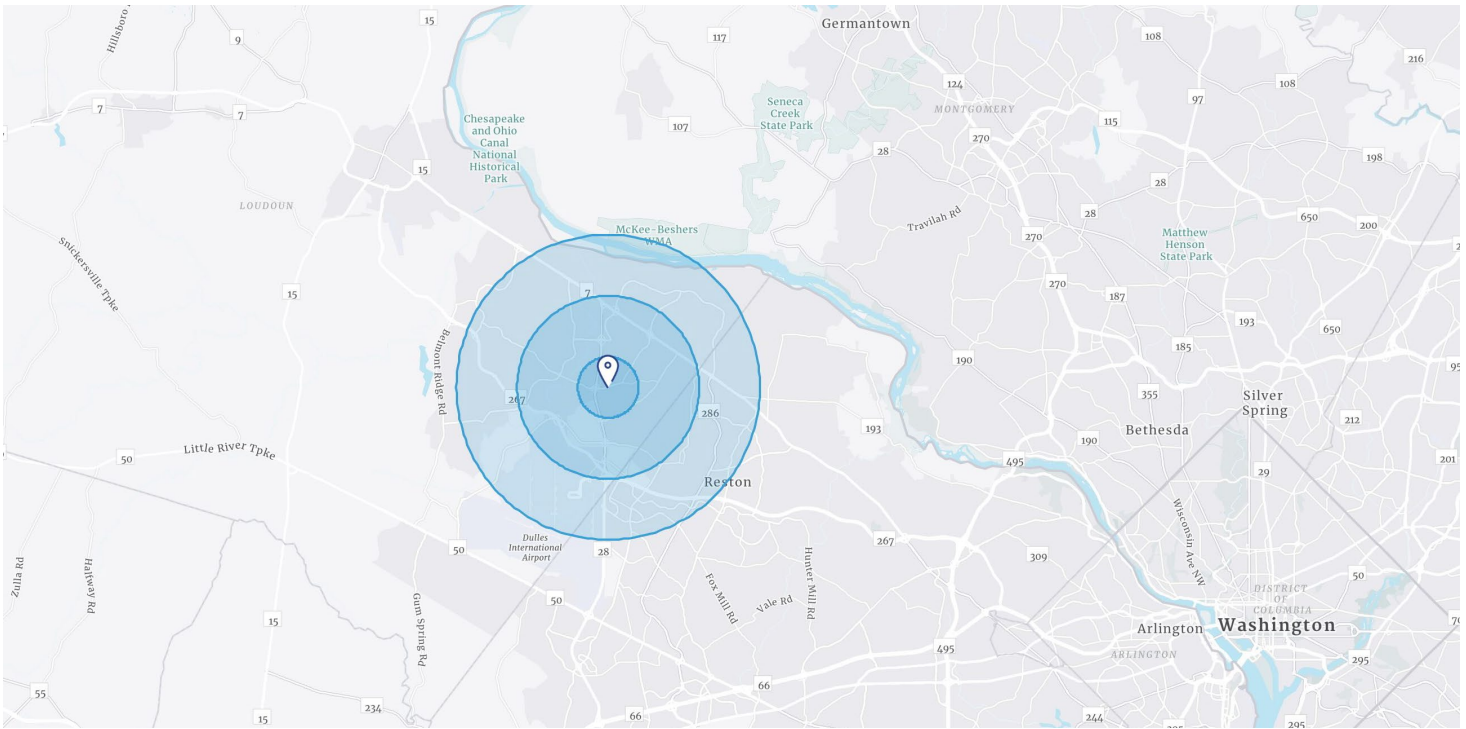


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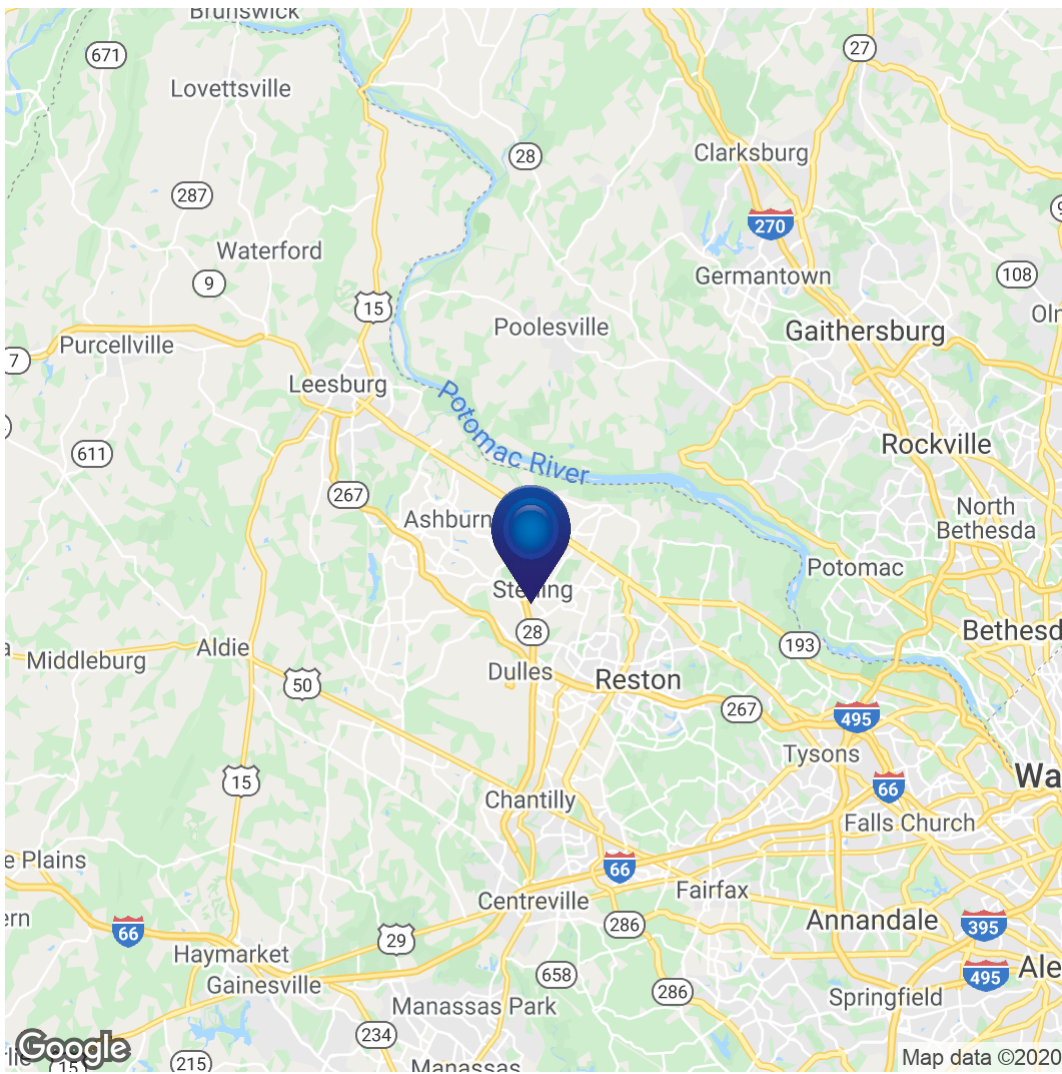
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,807	76,316	254,610
MEDIAN AGE	35.5	37.3	37.4
MEDIAN AGE (MALE)	33.1	33.1	33.7
MEDIAN AGE (FEMALE)	33.7	34.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,522	25,568	90,849
# OF PERSONS PER HH	3.07	2.97	2.8
AVERAGE HH INCOME	\$154,341	\$170,388	\$195,779
AVERAGE HOUSE VALUE	\$521,507	\$487,404	\$503,252



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