

— PREMIER RETAIL OPPORTUNITY —

FOR LEASE

FORMER MONKEY JOE'S LOCATION

12,465 SQ FT

23521 OVERLAND DR #130
STERLING, VA 20166



HIGH HIGHWAY
VISIBILITY



EXCEPTIONAL ACCESS
& TRAFFIC COUNTS



AMPLE PARKING



SIGNALIZED ACCESS



DENSE
RESIDENTIAL AREA



STRONG
DEMOGRAPHICS



EXCEPTIONAL TRAFFIC
& ACCESSIBILITY

PROPERTY HIGHLIGHTS

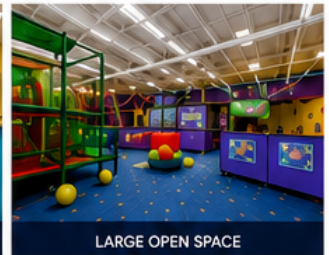
- ✓ 12,465 SF of retail/entertainment space
- ✓ Existing high-end build-out
- ✓ Open layout with tall ceilings
- ✓ Large storefront & great exposure
- ✓ Ample parking for customers & staff
- ✓ Exceptionally visible from Route 606
- ✓ Excellent access via signalized entrance
- ✓ Turnkey for like use



OPEN ENTERTAINMENT AREA



RECEPTION / FRONT DESK



LARGE OPEN SPACE



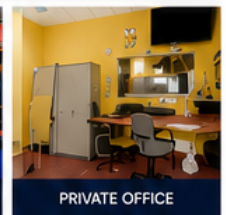
SEATING / PARTY AREA



RETAIL / CONCESSION AREA

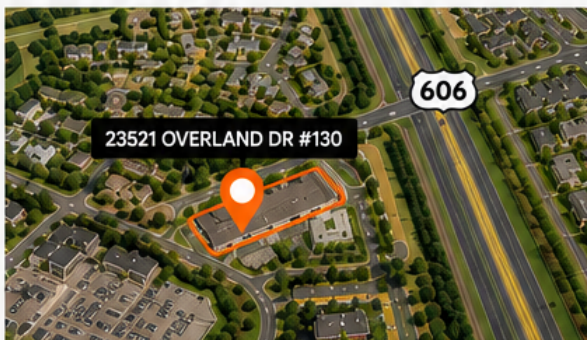


GAME / ARCADE AREA



PRIVATE OFFICE

PRIME LOCATION



DIRECT ACCESS
TO ROUTE 606



SURROUNDED BY
SHOPPING & RETAIL



THOUSANDS OF HOMES
WITHIN 3 MILES

IDEAL FOR



FAMILY ENTERTAINMENT
Trampoline Parks, Laser Tag



RETAIL SHOWROOMS
Furniture, Appliance, Home Goods



FITNESS CENTERS
Large Format, Bouldering, Gyms



MEDICAL GROUPS
Clinics, Urgent Care, Therapy



EDUCATIONAL
Tutoring, Enrichment Centers

AND MORE!

STRONG DEMOGRAPHICS

WITHIN 5 MILES



161,000+
POPULATION



\$152,000+
AVG HH INCOME



52,000+
HOUSEHOLDS



HMI
PROPERTY



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