



**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

9,413± SF

### AVAILABILITY

994 SF

1,962 SF

### DEMOGRAPHICS

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

[Click For Street View](#)



## Falke Plaza

45630 Falke Plaza, Sterling, VA 20166

**Retail Space For Lease**



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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).

JOIN THESE RETAILERS:



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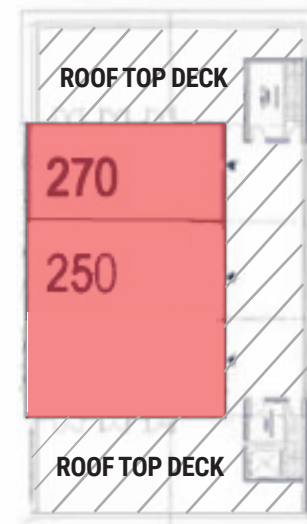
## Tenants

|            |                                      |       |
|------------|--------------------------------------|-------|
| 110        | Chillum                              | 2,545 |
| 150        | Sterling Tobacco & Cigar             | 1,367 |
| 170        | Prime Custom Kitchen Bath Remodeling | 1,367 |
| 190        | Champs Pizza                         | 1,174 |
| 250        | Available                            | 1,962 |
| 270        | Available                            | 994   |
| Total Site |                                      | 9,413 |

# Leasing Plan



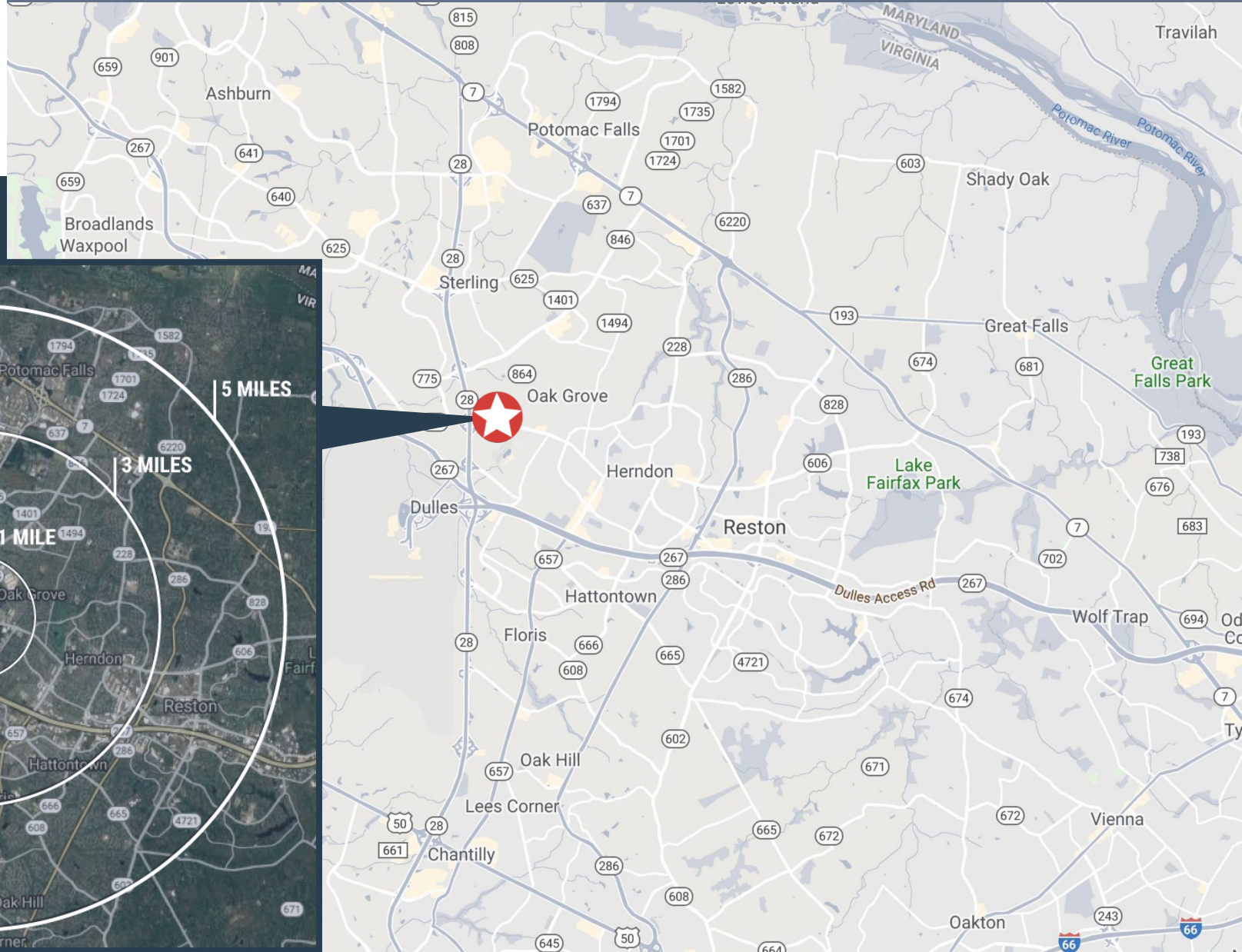
## UPPER FLOOR



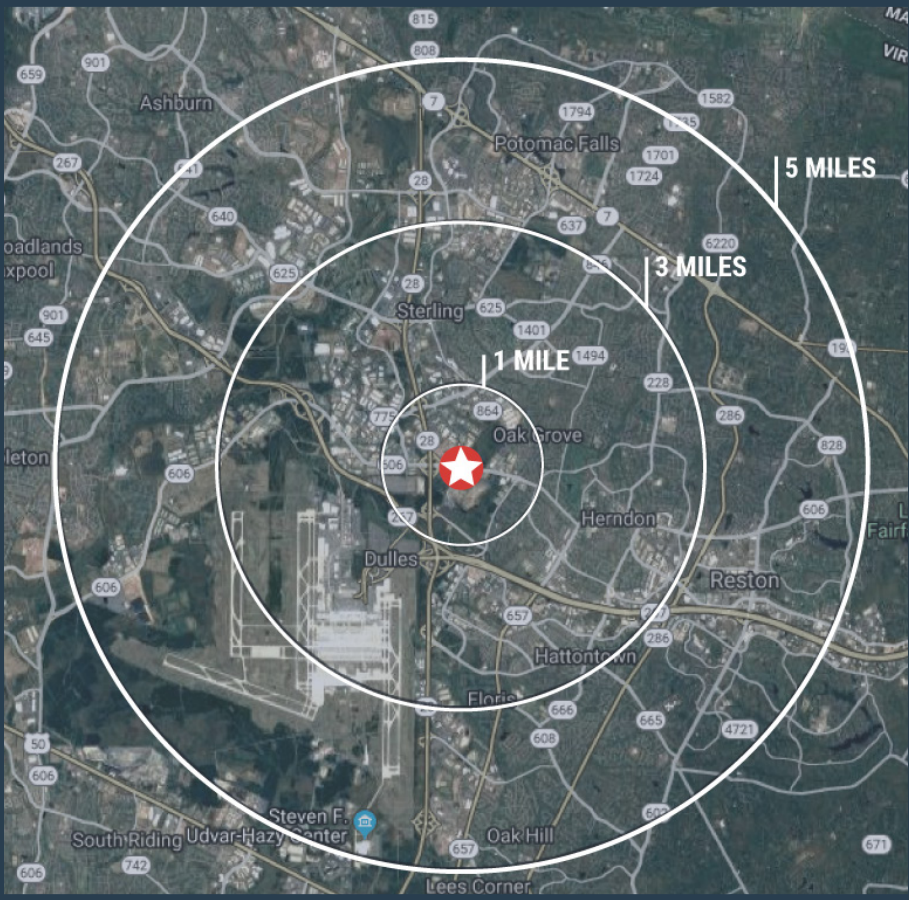


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## Location Map



## Radius Map



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## 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'

## Competitive Map



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