

STERLING RETAIL SPACES NEAR RT. 28

22034 SHAW RD, STERLING, VA 20165



BERNSTEIN^{MG}
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Property Highlights

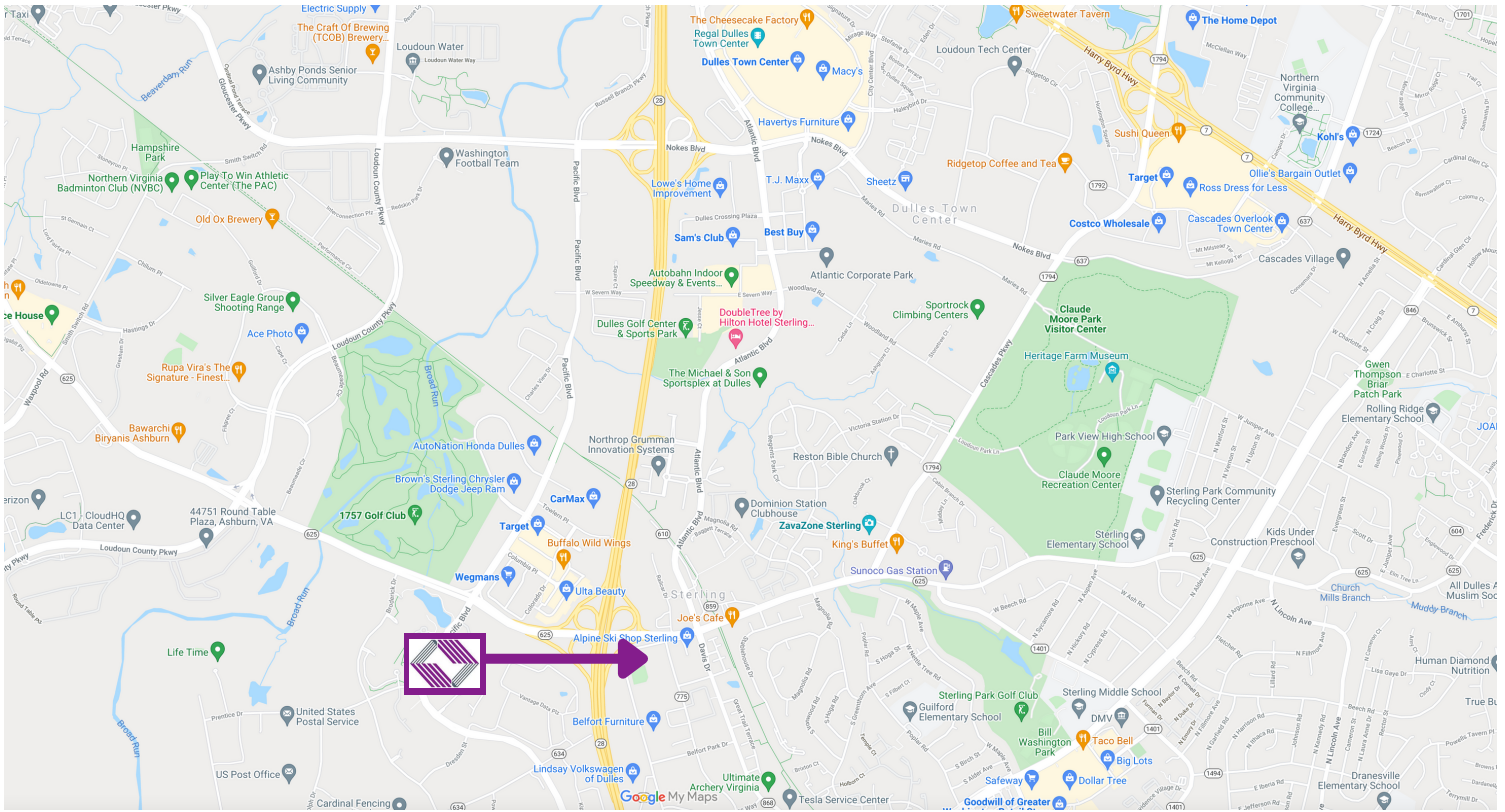
Located off West Church, close to Rt. 28, and situated in one of the wealthiest, fastest-growing counties in the nation, the Sterling Village Retail Center is a fantastic opportunity for any retail or commercial business.

- Situated just 15 minutes away from Dulles International Airport and down the road from the excellent Dulles 28 Centre & many other nearby prominent shopping areas.
- The area is also host to many nearby major business parks and government agencies!
- Down the road from the car dealerships Ferrari, Lamborghini, BMW, and Carmax!



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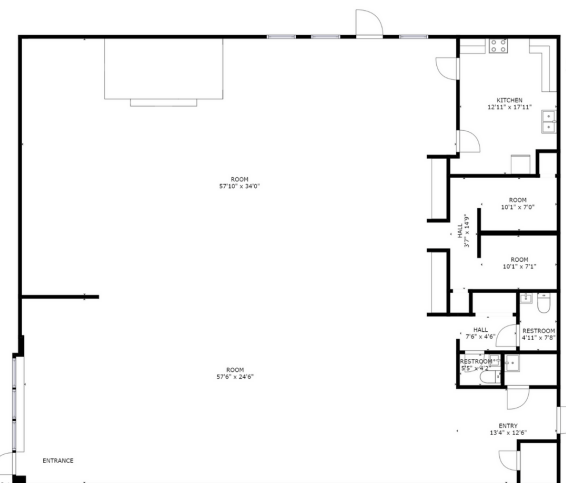
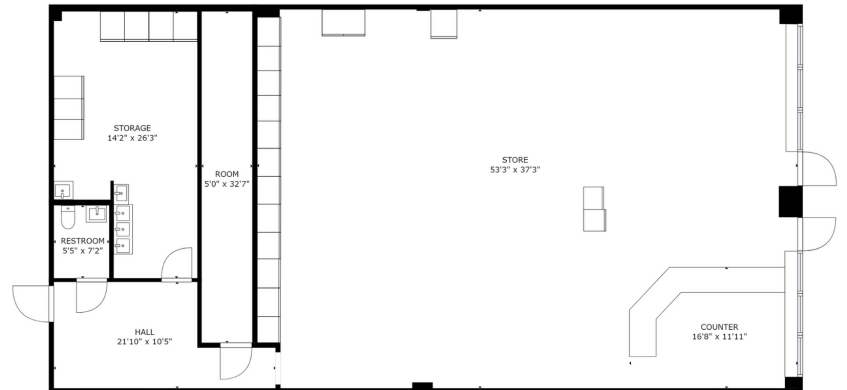
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Available retail spaces:

- Suite 103 - Second-generation convenience store, with 3,686 sq. ft., front counter, a large drinks fridge, backroom, and bathroom
- Suite 110 - Huge flex space with 5,000 sq.ft., a kitchenette, restrooms, back yard space, and a side room
- Suite 116 - Second Generation Nail Salon with 1,848 sq. ft.

SUITE 103



SUITE 110

