

STERLING VILLAGE CENTER
22034 Shaw Rd, Sterling VA 20164



DANE T. BEASLEY
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Bernstein Management Group, Inc.
2095 Chain Bridge Rd, Second Floor, Vienna, VA 22182

1,848 - 5,000 SQ. FT. OF PRIME COMMERCIAL RETAIL SPACE AVAILABLE



READY FOR IMMEDIATE LEASE! DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY FOR A GREAT COMMERCIAL RETAIL SPACE FOR YOUR RETAIL BUSINESS!

PROPERTY FEATURES:

- + A very busy shopping center in the heart of thriving Sterling, Virginia in Loudoun County
- + Excellent location at the intersection of Sully Rd (Rt 28) & West Church Rd (Rt 625)
- + Great signage & freeway visibility
- + Right down the road from the popular Belfort Furniture Store & Showroom
- + Surrounded by high performing power centers with great co-tenancy which includes national retailers and restaurants
- + Traffic count: up to 28,768 vehicles per day

GLA: 24,371 SF
Center Type: Strip Center
Built: 1989
Fully Renovated in 2015

2015 Demographics:

Population: (1 mile) 10,160 | (3 mile) 79,787 | (5 mile) 272,416
Average HH Income: (1 mile) \$111,793 | (3 mile) \$113,936 | (5 mile) \$112,194

Site Plan
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AVAILABLE

Suite No.	SF	Possible uses
105	2,200	Gym, Yoga/Pilates Studio, Dance Studio, Martial Arts, Hookah Bar
110	5,000	Daycare, Gym, Martial Arts, Craft Brewery, Furniture, Home Décor Store
114	3,696	Turn Key Bakery, Coffee Shop, Smoothie Bar, Juice Bar, Bubble Tea
116	1,848	Turn Key Nail/Hair Salon, Massage Spa, Financial Institution, Any Retail Sales Business

*103 - 2nd Generation Convenience Store, Available September 1, 2017



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Aerial
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