



47020 Leesburg Pike
Sterling, VA

4,700 SF available



Sterling

Virginia

- 4,700 SF opportunity with direct access and visibility from Leesburg Pike
- 13 dedicated surface parking spots available
- Former mattress store in great condition
- Located along dense retail corridor with strong local demographics

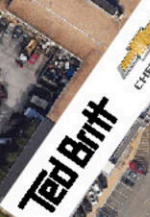


2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	8,577	106,499	199,981
Daytime Population	2,489	40,776	161,263
Household Income	\$183,468	\$196,530	\$187,384
Traffic Counts	60,000 on Leesburg Pike		

Area Retailers





47020 Leesburg Pike



Clock Tower
  

Sugarland Crossing
  

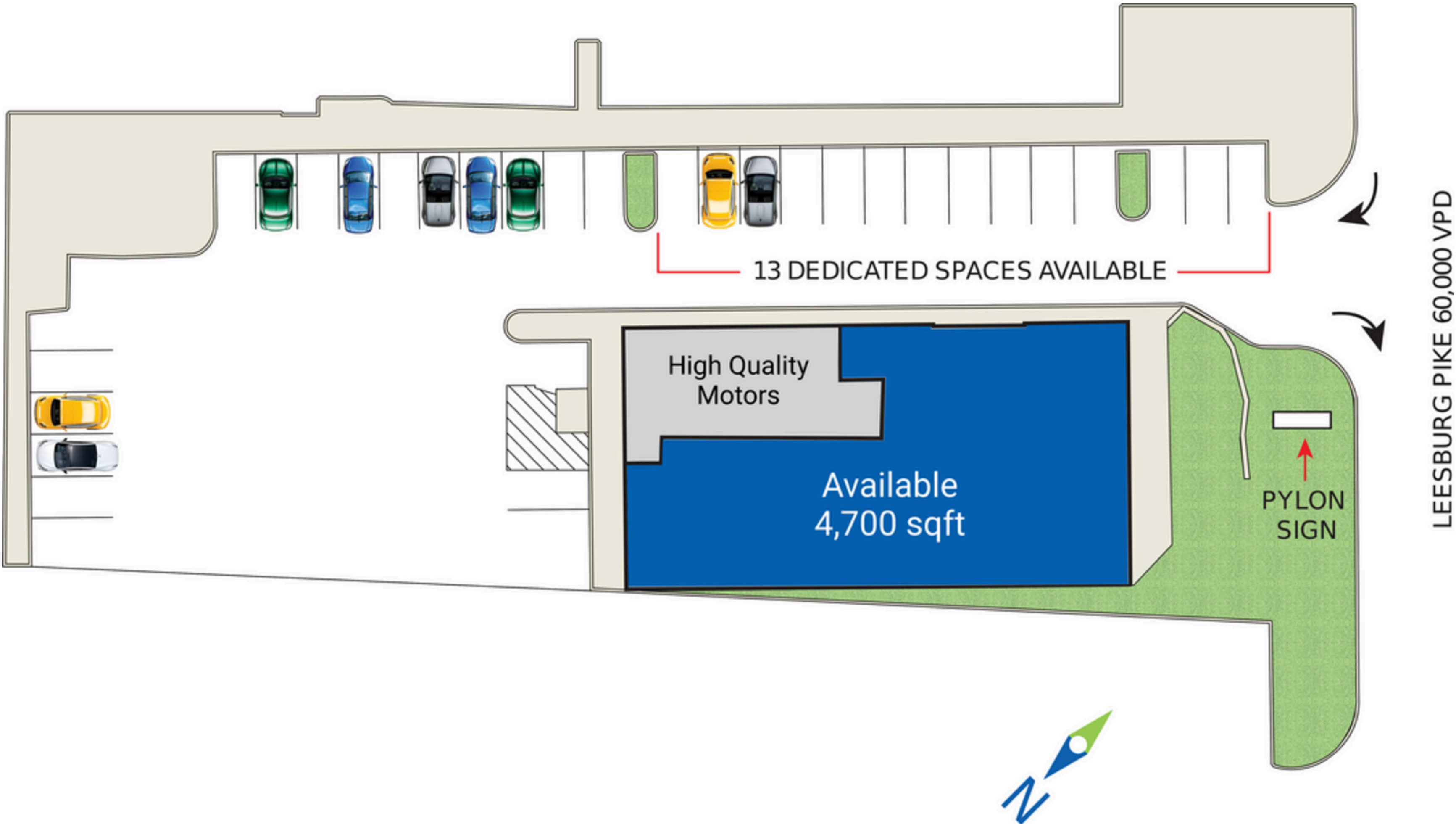
Town Center at Sterling
  

47020 Leesburg Pike

Site Plan

4,700 SF available

Space #	Sq. Ft.	Tenant
1	4,700	Available



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

47020 LEESBURG PIKE | 47020 LEESBURG PIKE, STERLING, VA

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218