



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



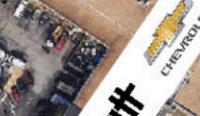
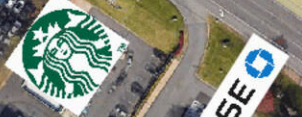
2025 Demographics

	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
STERLING, VA



47020 Leesburg Pike



Clock Tower
BUFFALO WILDWINGS GO
H&R BLOCK
Santini's
NEW YORK STYLE DELI

Sugarland Crossing
LIDL
Burlington
CLUB PILATES



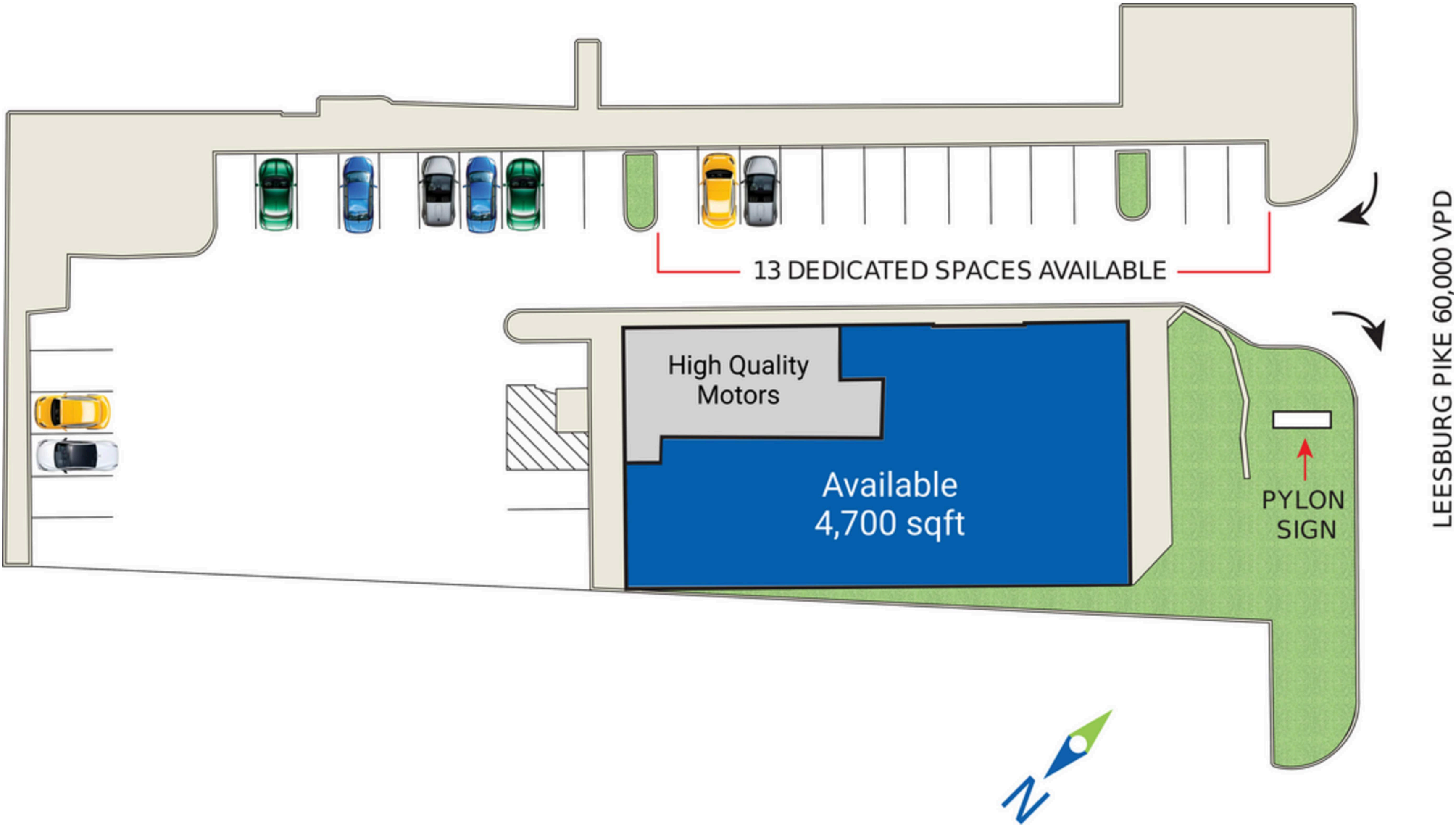
Town Center at Sterling
Giant
planet fitness
T-Mobile

47020 Leesburg Pike

Site Plan

4,700 SF available

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



● Space Available

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47020 LEESBURG PIKE | 47020 LEESBURG PIKE, STERLING, VA

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