



**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**  
  

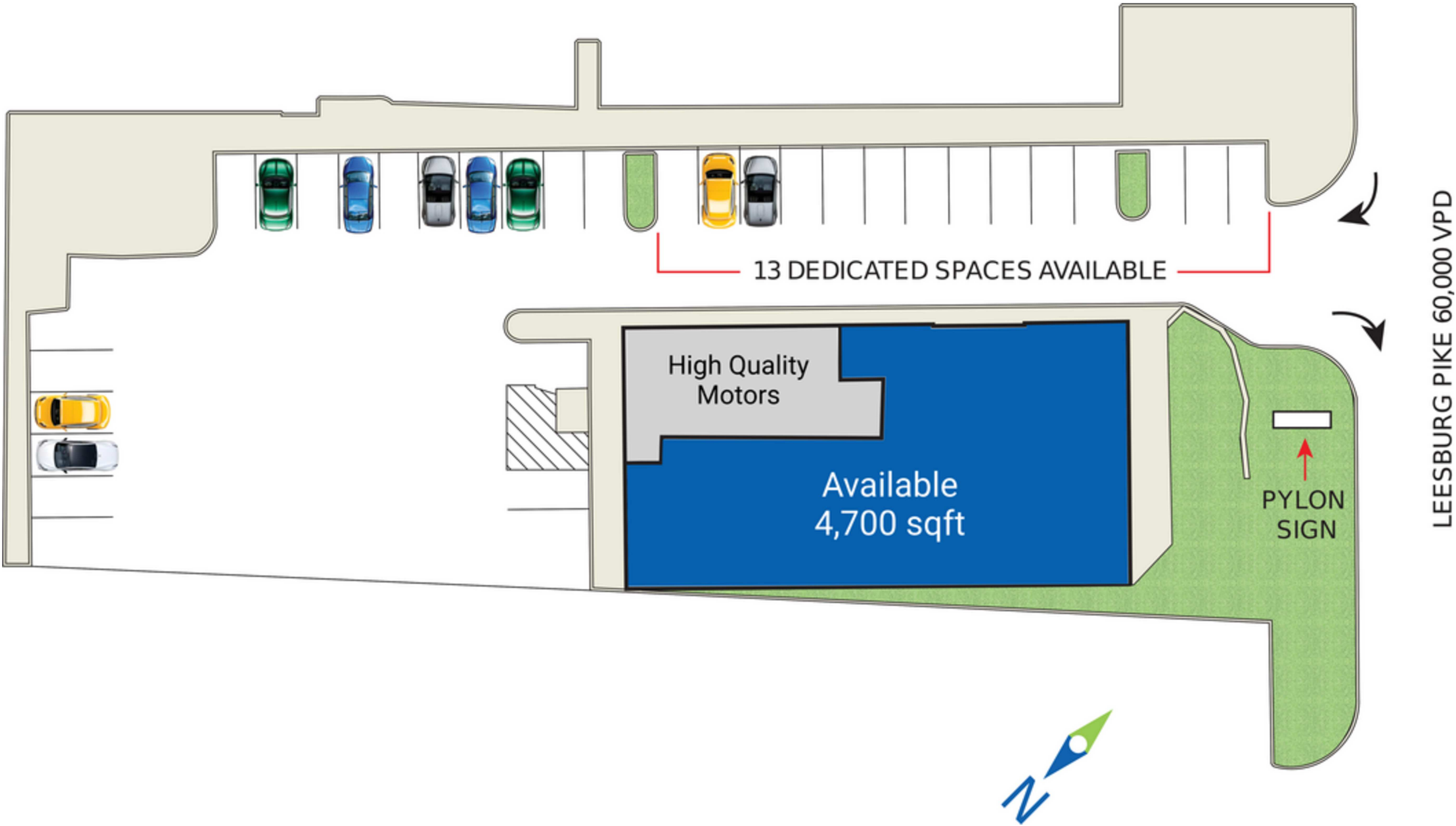
**Town Center at Sterling**  
  

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**