



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

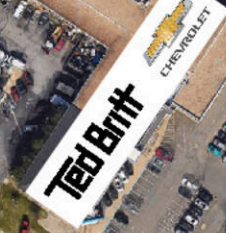


2026 Demographics

	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

Santini's
NEW YORK STYLE DELI

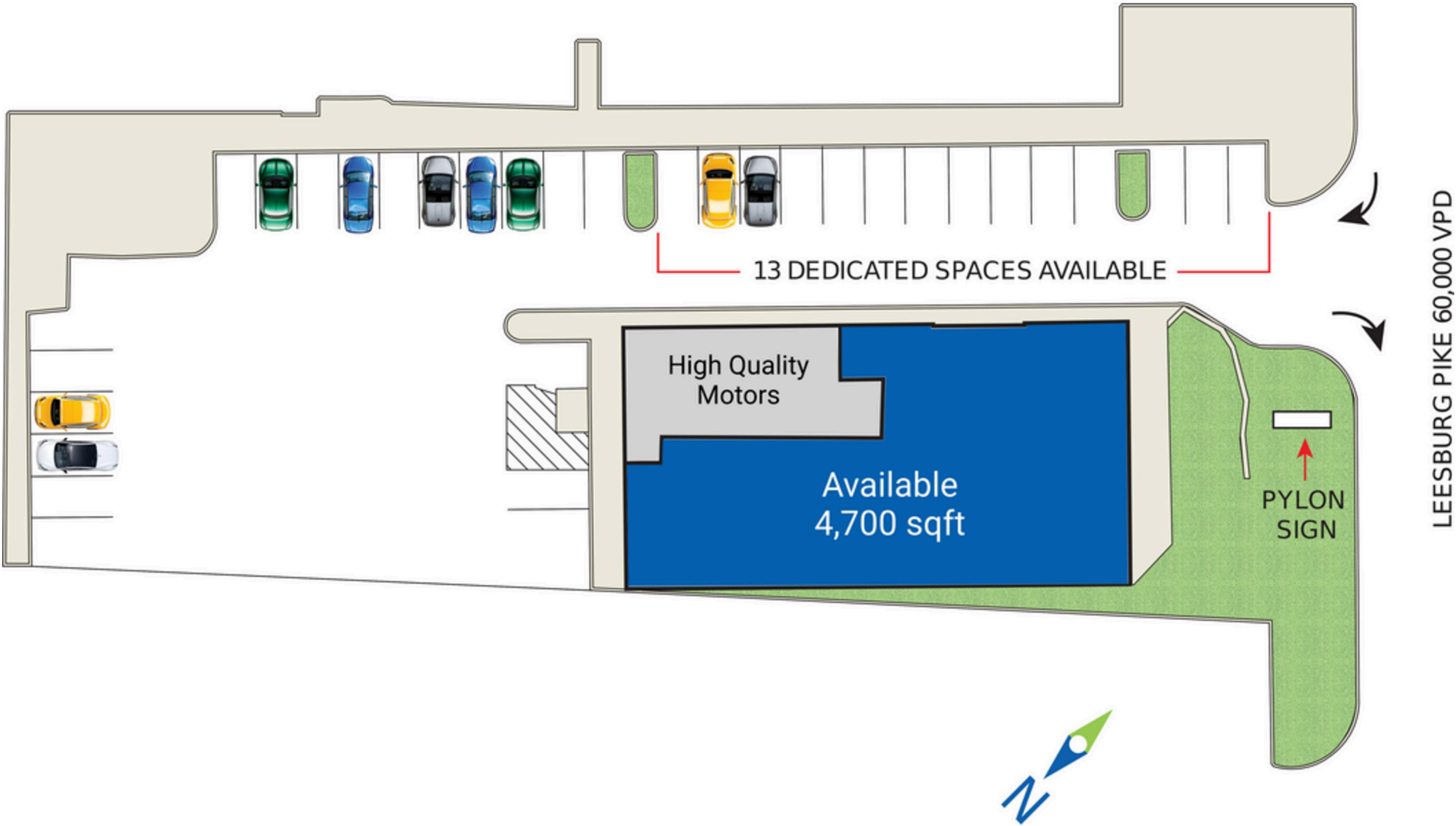
Sugarland Crossing

Town Center at Sterling

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

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

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