



47020 Leesburg Pike
Sterling, VA

3,296 SF or 4,742 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

LEESBURG PIKE 60,000 VPD



Clock Tower

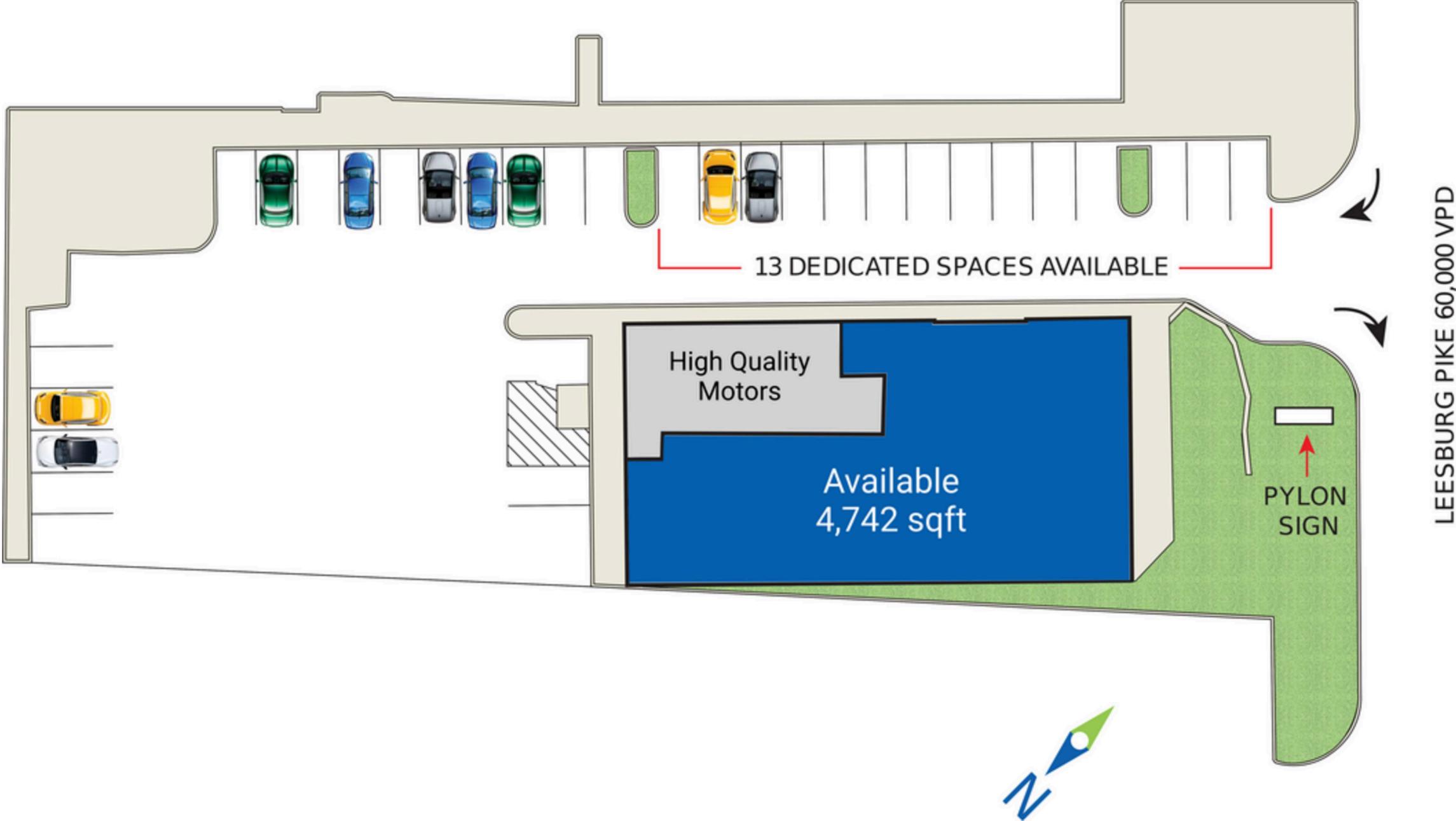
Sugarland Crossing

Town Center at Sterling

Site Plan

4,742 SF available

Space #	Sq. Ft.	Tenant
1	4,742	Available

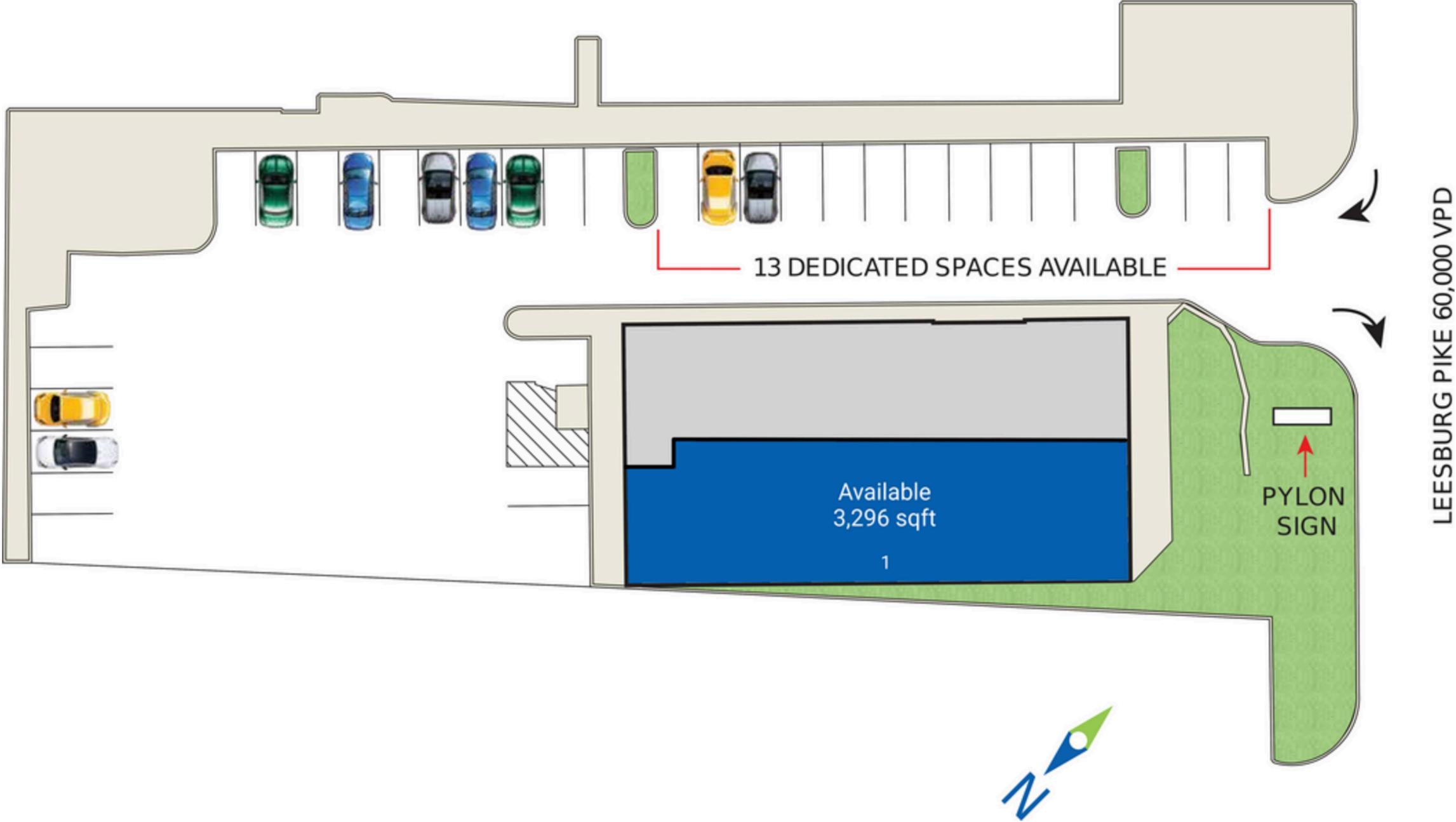


● Space Available

Demising Plan

3,296 SF available

Space #	Sq. Ft.	Tenant
1	3,296	Available



● Space Available

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47020 LEESBURG PIKE | 47020 LEESBURG PIKE, STERLING, VA

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