

THE SHOPPES AT POTOMAC CORNER

46515 & 46519 Harry Byrd Highway, Sterling, VA 20164
Loudoun County



RETAIL FOR LEASE

AREA RETAILERS:



- Sterling's Newest Retail Development!
- Up to 25,295 SF of Prime Retail Space Available
- Highly visible corner location on Route 7 / Harry Byrd Highway & Potomac View Road
- Ample Surface Parking
- Strong Regional Demographics / Income \$118,934 (1) Mile Radius
- Adjacent to Northern Virginia Community College- Loudoun Campus
- Close to Dulles International Airport and the Tech Corridor
- 142 Parking Spaces

OWNED & MANAGED BY:



Veronica Salcido
vsalcido@klnb.com
703-268-2714

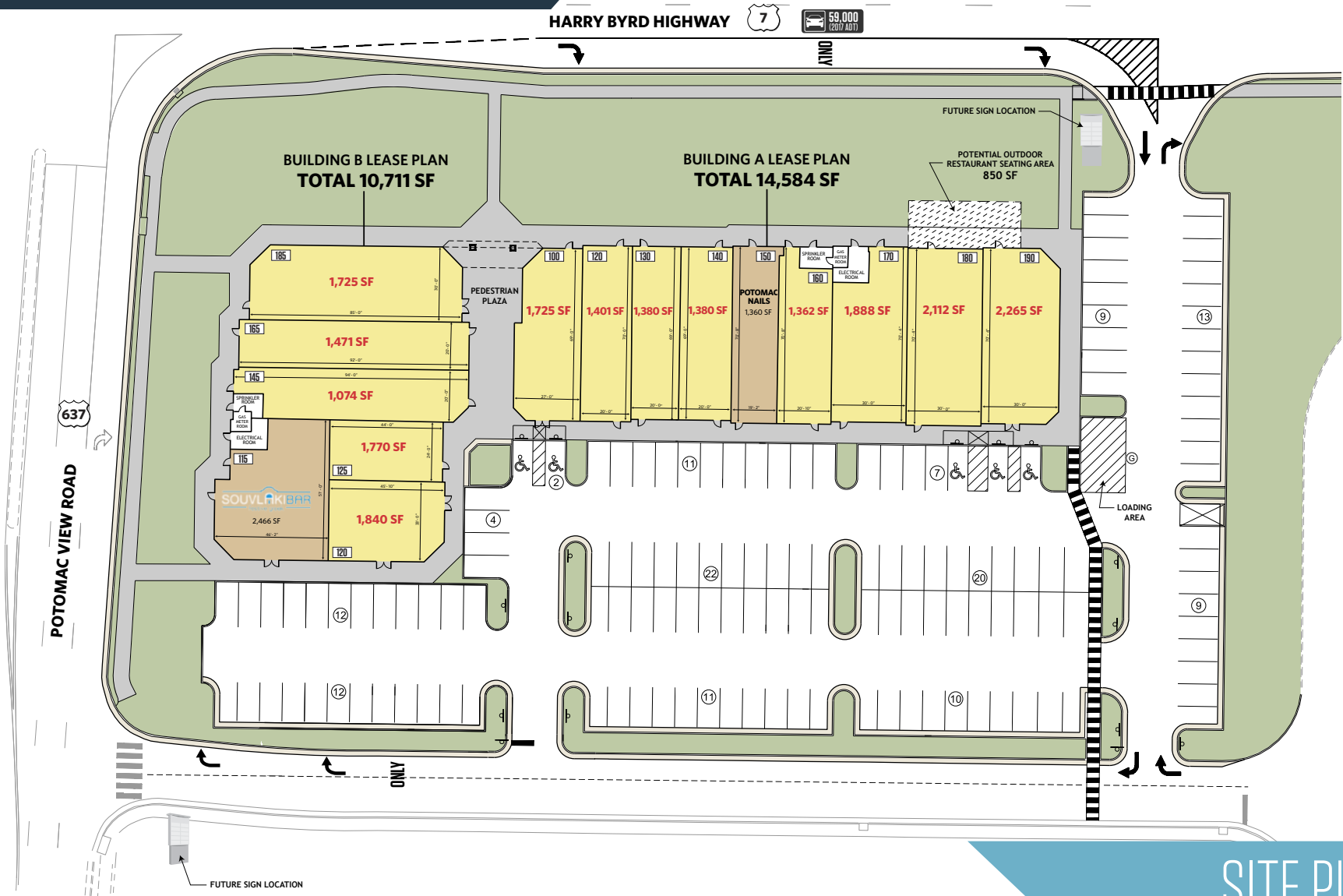
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SITE PLAN

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CLOSE-UP AERIAL

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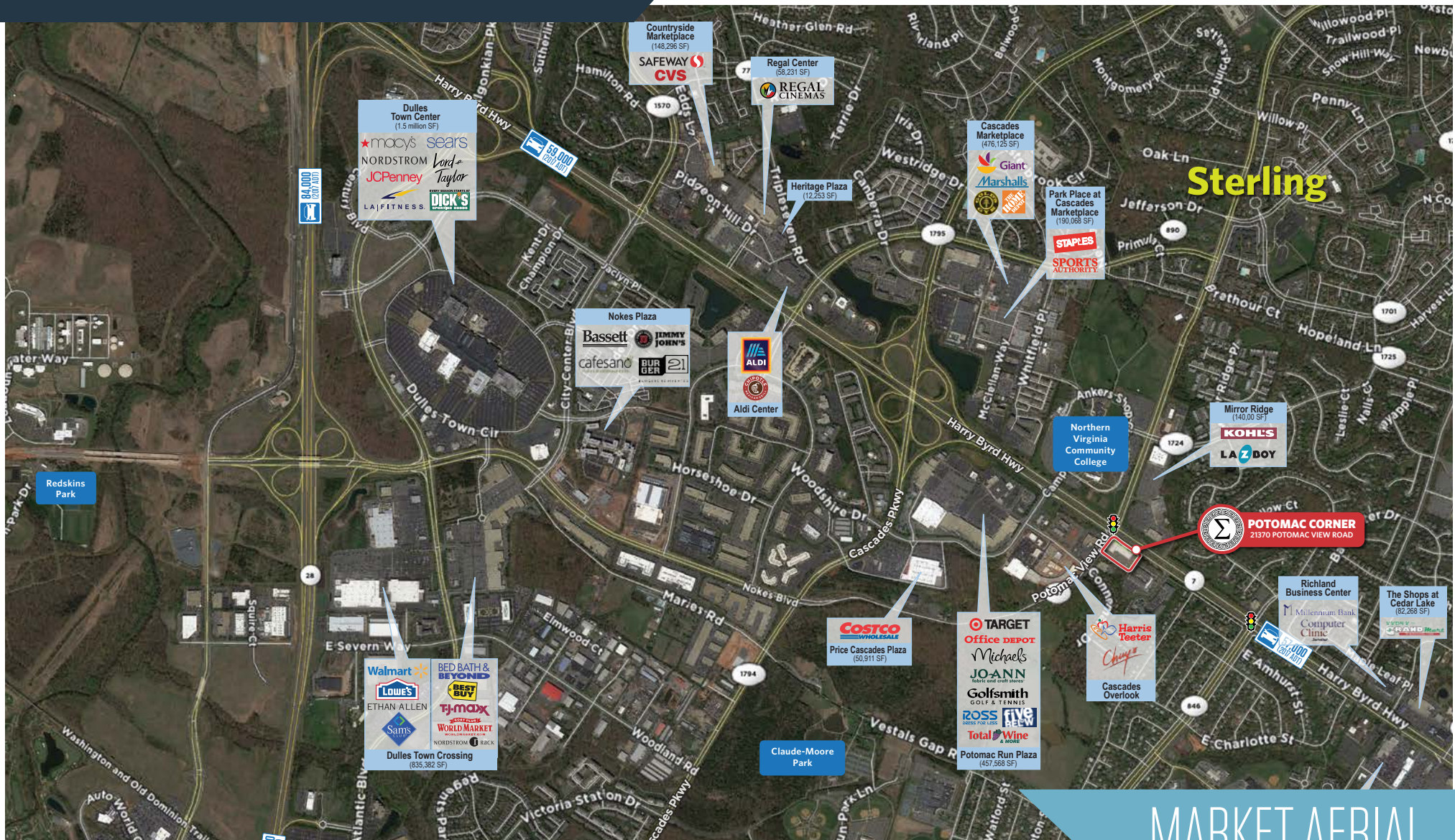
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MARKET AERIAL

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PHOTOS

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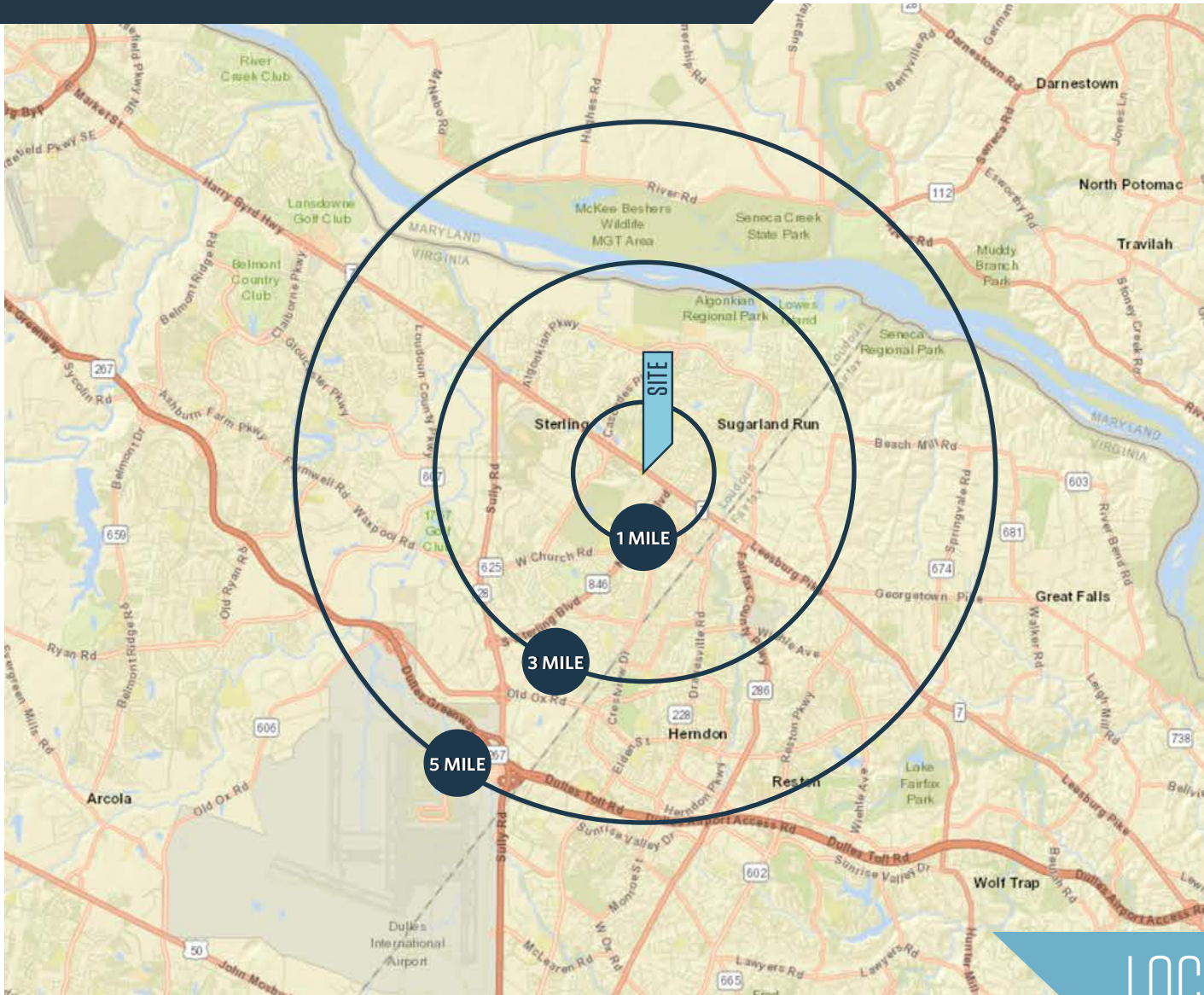
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DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population		
14,834	94,026	186,476
Daytime Population		
9,282	41,937	113,174
Households		
4,844	31,685	67,299
Average HH Income		
\$124,759	\$145,762	\$146,186
Median HH Income		
\$107,394	\$116,317	\$113,879

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Harry Byrd Highway (Route 7) 59,000 ADT

LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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