

STERLING PLAZA

22350 S. STERLING BLVD., STERLING, VA 20164

for lease



1,643 SF TO 10,000 SF AVAILABLE IN RECENTLY RENOVATED SAFEWAY ANCHORED CENTER

DEMOGRAPHICS

1 Mile

Population 15,635
Median Income \$77,760
Average Income \$85,692

3 Miles

Population 70,998
Median Income \$103,333
Average Income \$123,347

5 Miles

Population 136,152
Median Income \$112,454
Average Income \$138,320

McCAFFERY Interests

THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

PROPERTY HIGHLIGHTS

**Join Safeway, Advance Auto Parts, Dollar Tree
and Little Caesars**

- Anchored by a Newly Renovated Safeway Lifestyle Concept Store
- Outdoor Seating Available for Restaurants
- Ample Parking
- Outdoor Patio Space Available
- New Monument Sign
- Center Renovated in 2010

CONTACT:

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site plan

AVAILABLE

37,652 SF

Total GLA = 153,276 SF

899 Total Parking Spots

Parking Ratio = 5.9 per 1,000 SF

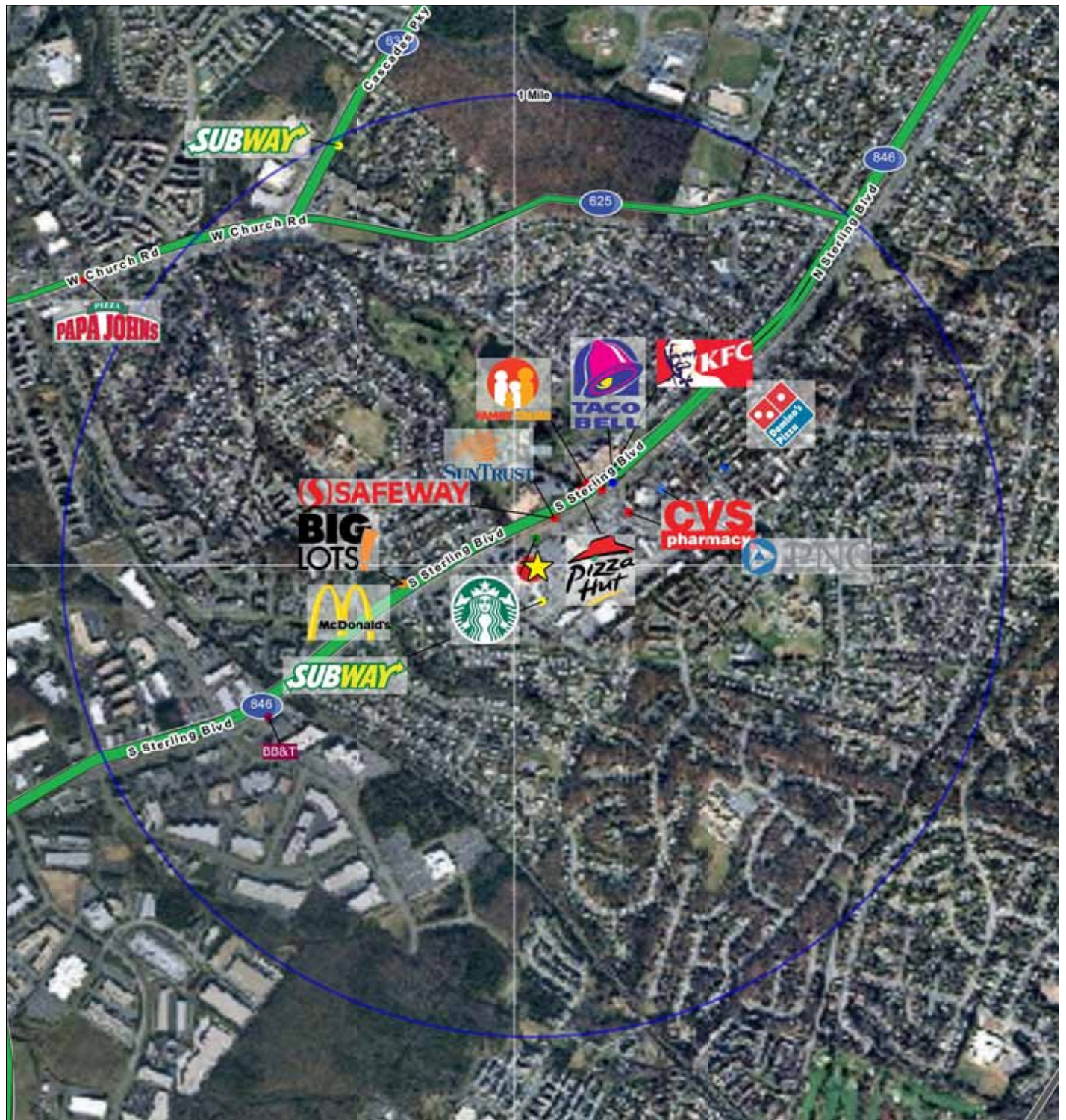
EXISTING RETAILERS SF

Available	2,975
Barber Shop	1,443
Market	2,032
Available	5,944
Advanced Auto Parts	7,825
Ann's Nails	1,643
Joe's Restaurant	4,108
Available	3,366
Safeway	55,256
Available	6,000
Cricket Communications	846
Spice Town	1,615
Dentist	1,615
Available	4,900
Golden China	3,270
ABC	2,466
Mighty Mike's	5,249
African Cuisine	2,789
Available	4,489
Available	3,687
Available	1,843
Available	1,843
Dollar Tree	10,393
Available	5,042
Check Cashing	1,560
Thai Restaurant	1,560
Laundromat	5,810
Available	5,350

 Available Retail Space



aerial



Location

