

# STERLING II CENTER

22405 ENTERPRISE STREET, STERLING, VA 20164

# for lease



## 4,625 SQUARE FEET AVAILABLE IMMEDIATELY

### 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 Carquest, Goodwill and others**

- Shadow anchored by a newly renovated Safeway lifestyle concept store
- New construction
- Nose in parking available

#### CONTACT:

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# site plan

## AVAILABLE

5,050 SF

Total GLA = 22,480 SF

113 Total Parking Spots

Parking Ratio = 5 per 1,000 SF

## EXISTING RETAILERS SF

Carquest 6,732

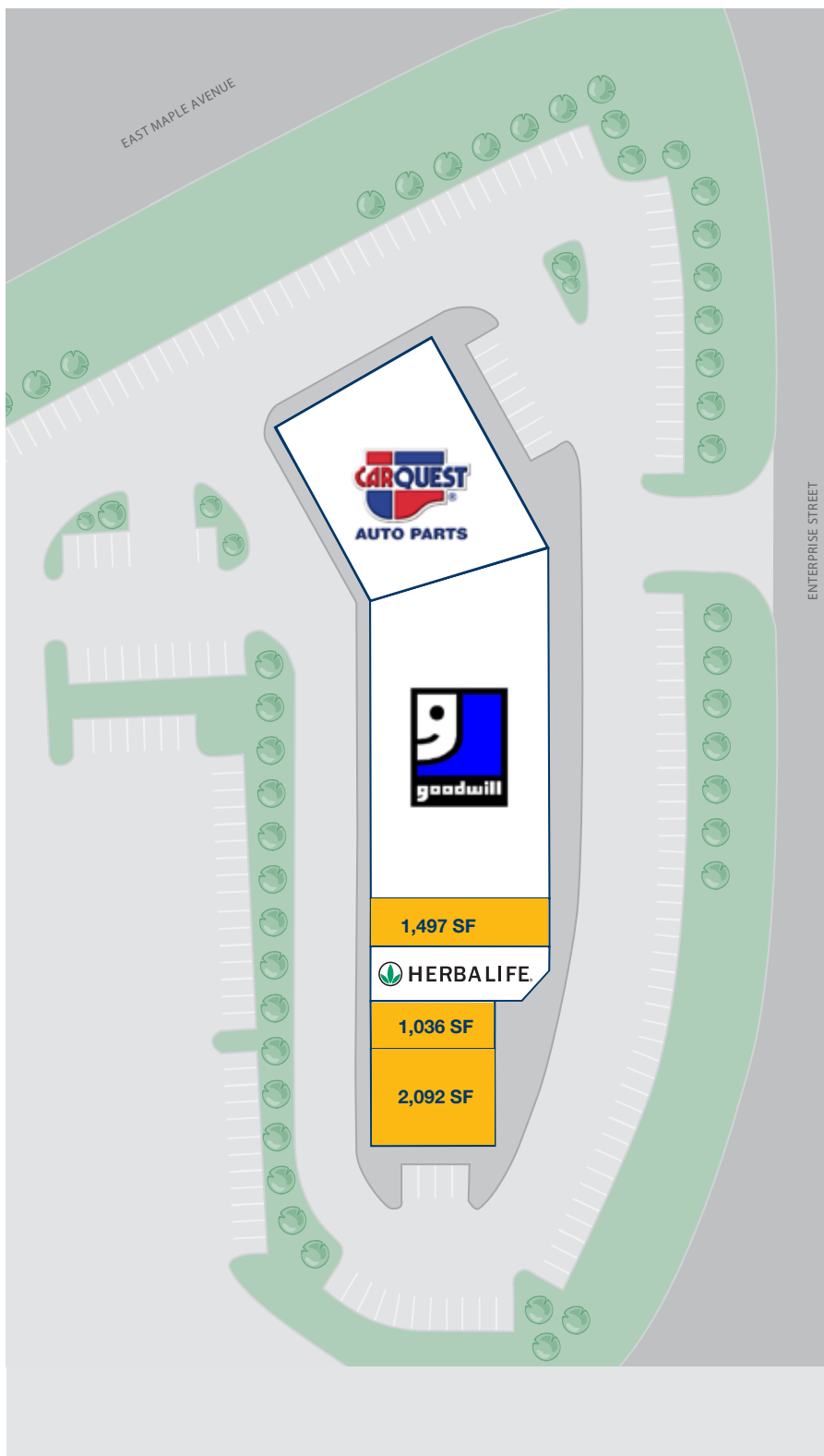
Goodwill 9,653

Available 1,497

Herbalife 1,461

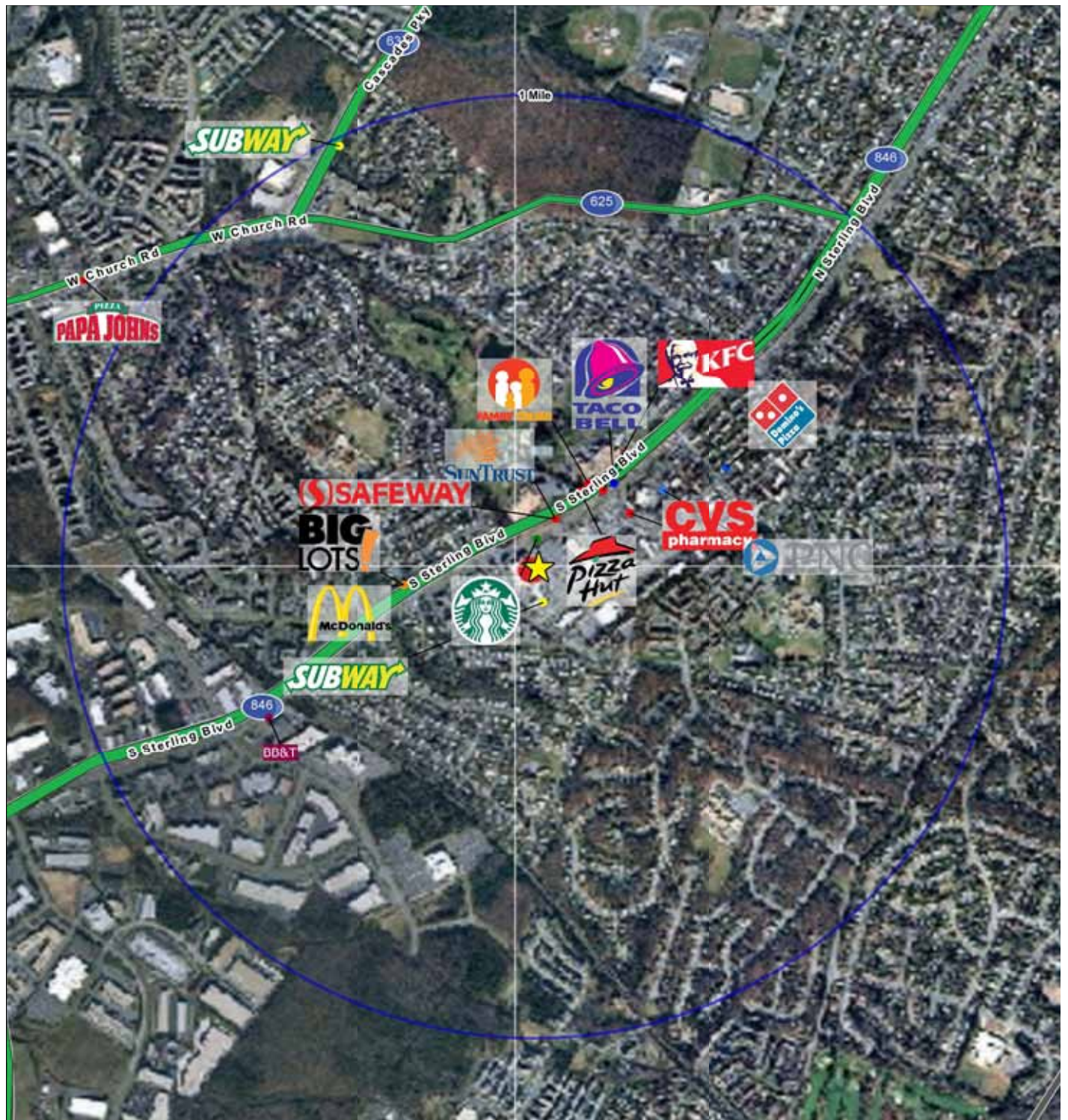
Available 1,036

Available 2,092



Available Retail Space

# aerial



# Location

