



# Cedar Lake Plaza

46900 Cedar Lake Plaza, Sterling, VA 20164

**Retail Space For Lease**

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**CONSULTING**  
COMMERCIAL REAL ESTATE

## Quick Facts

### AVAILABILITY

3,522 SF (space may be split into two spaces comprising 1,600 SF and 1,922 SF)



### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME POP

1 mile	12,625	\$117,687	3,039
3 mile	107,629	\$139,724	42,507
5 mile	192,209	\$135,381	164,095

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Pylon space available for signage. Traffic includes 62,000 VPD on Route 7. The market area is a high volume grocery anchor with great visibility from Leesburg Pike (VA Rte. 7).

### JOIN THESE RETAILERS:



[Click For Street View](#)



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# Leasing Plan

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## Tenants

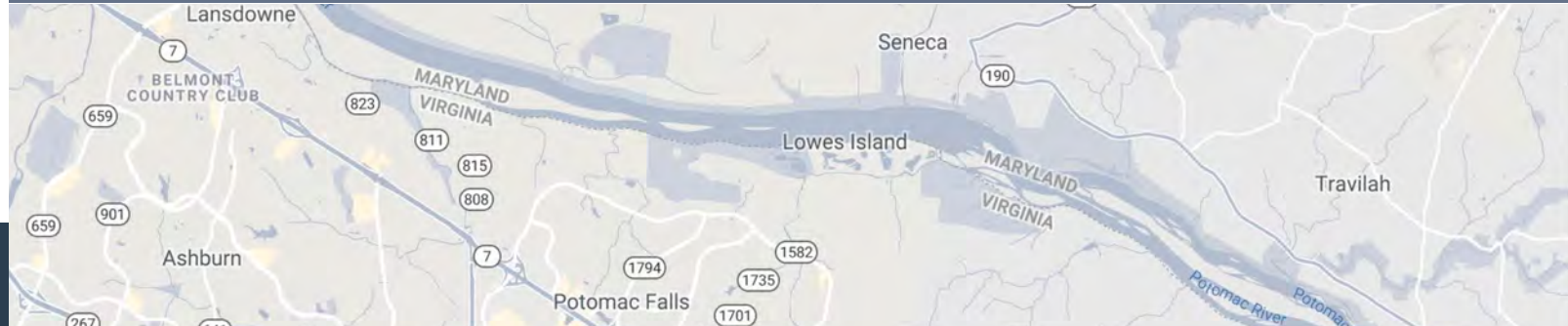
A	Washington First Bank	2,750
B	Available (former salon)	3,522
C	Boost Mobile	1,185
D	The Brow Boutique	1,200
E	Chopsticks House	1,200
F	Coco's Food	3,300
G	Music Arts	2,800
H	La Monarcha	3,200
I	VA ABC	5,525
J	Available	1,870
K	Thai by Thai	1,785
L	Mile High Karate	2,675
M	India Bazaar	



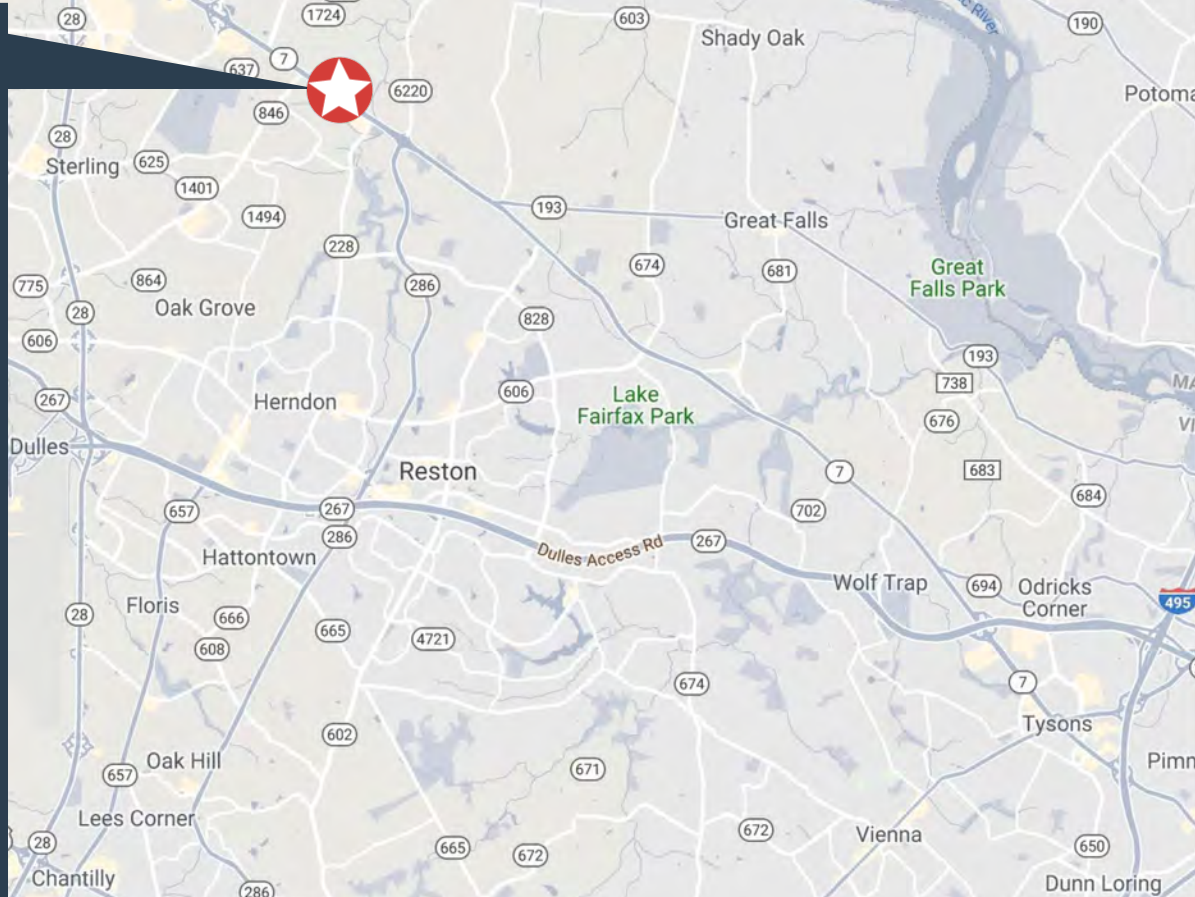
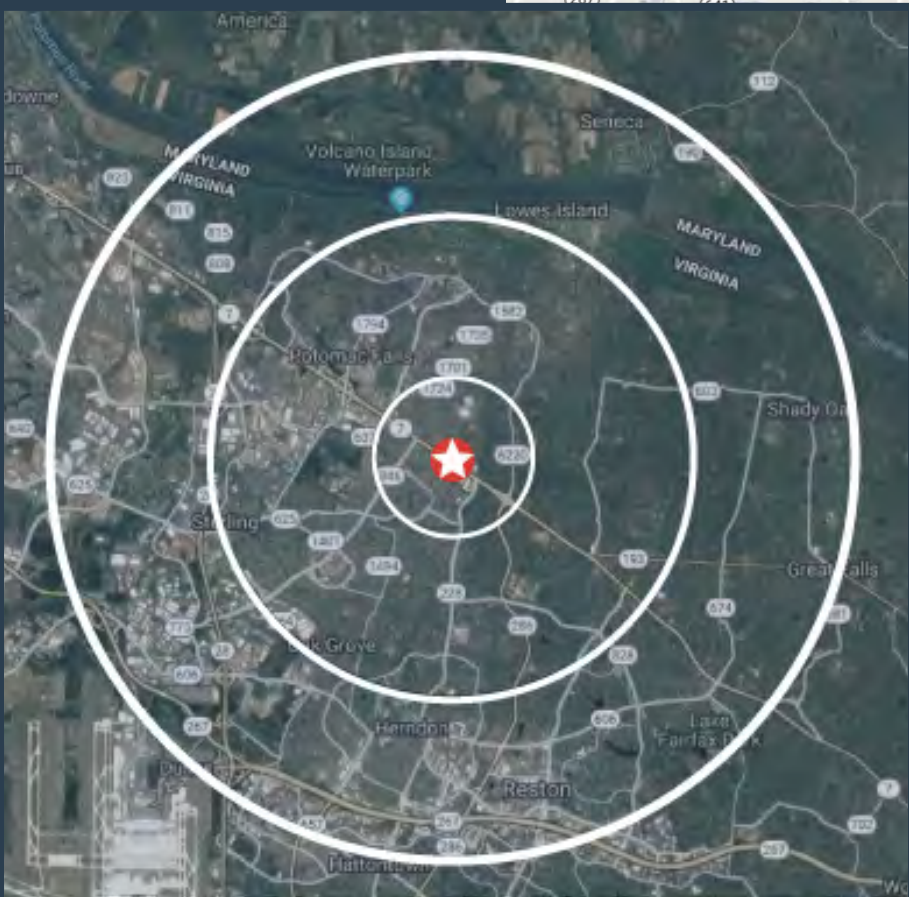


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Michaels
- Target
- Ross
- Office Depot
- Jo-Ann Fabrics
- Total wine
- Big Lots
- CVS Pharmacy
- Safeway
- Giant
- Home Depot
- Aldi
- Total hockey
- Harbor Freight Tools
- Goodwill
- Party City
- Burlington Coat Factory

