



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Heritage Plaza
 45999 Regal Plaza, Sterling, VA

Retail Space For Lease

Quick Facts

PROJECT SIZE

11,102 SF

AVAILABILITY

1,350 SF
 2,700 SF

DEMOGRAPHICS

	POPULATION	AVG. INCOME	HOUSEHOLDS
1 mile	13,857	\$139,045	4,953
3 mile	85,583	\$139,210	29,398
5 mile	178,680	\$162,272	60,368



Click For Virtual Tour!

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Located in Loudoun County, the wealthiest and one of the fastest growing counties in the US. Located near busy shopping center with a movie theatre. Traffic includes 59,000 VPD on Route 7.

SURROUNDING RETAILERS:



Click For Street View



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Leasing Plan

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Tenants

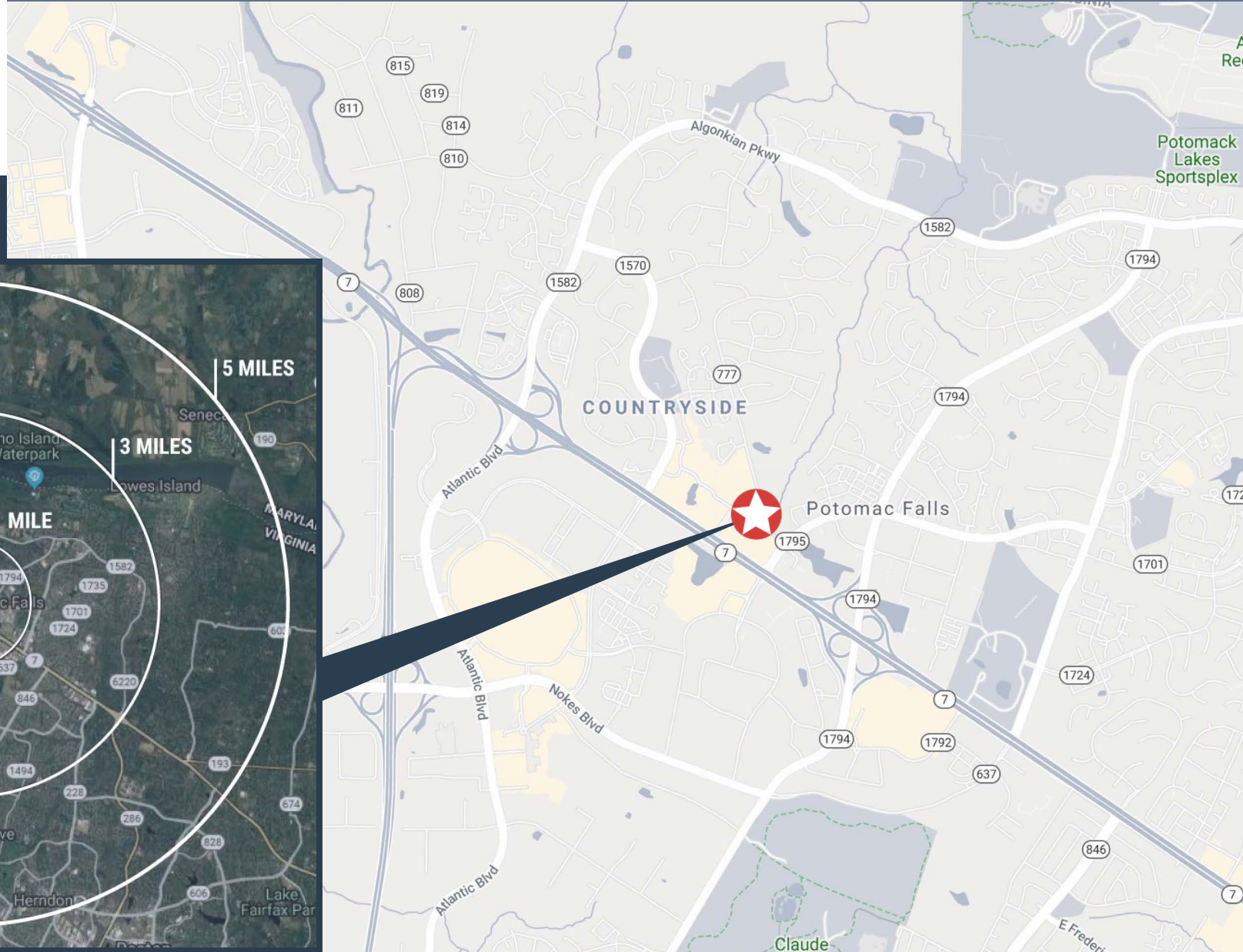
1	Available	1,350
2	China Garden	1,350
3	Cascades Nails	1,350
4	Available	2,700
5	T.zone Dessert Bar	1,350
6	Coldstone Creamery	1,350
7	Ledo's Pizza (Pad Site)	1,652



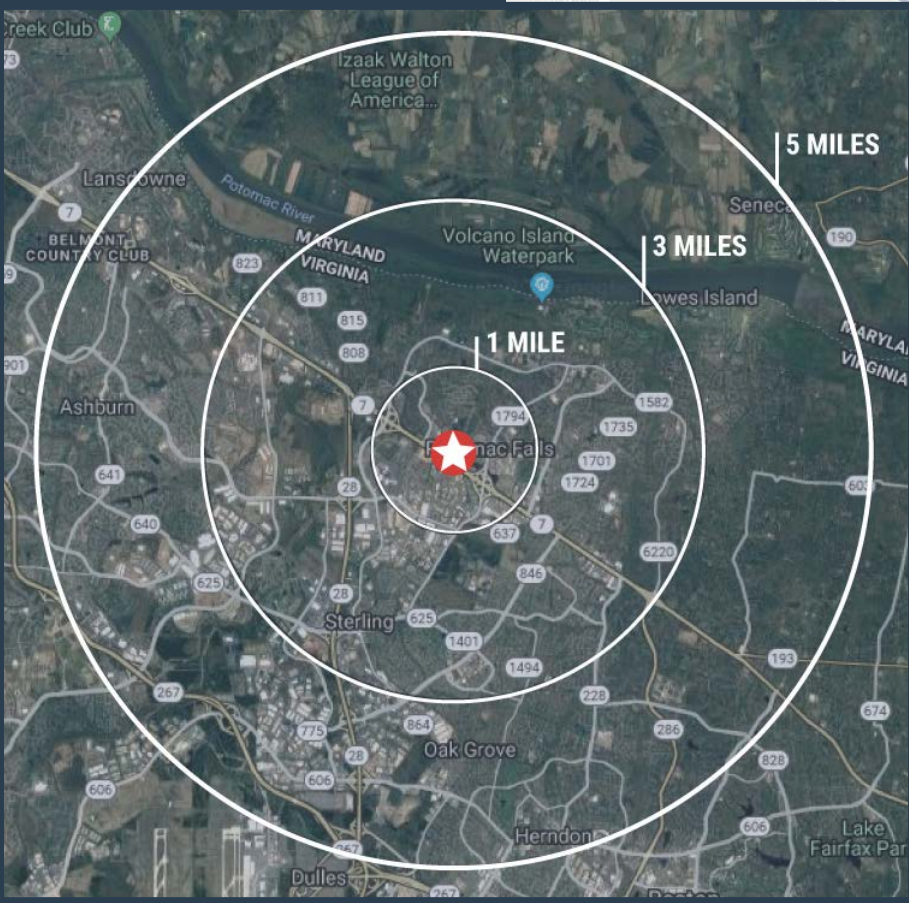


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- JCPenney
- Dick's Sporting Goods
- Starbucks
- Sears
- Macy's
- Harris Teeter
- Five Guys
- Advance Auto Parts
- Petsmart
- Panera
- Outback
- Target
- Ross
- Lowe's
- Best Buy
- Bed, Bath & Beyond
- TJ Maxx
- Safeway

