



**RENAUD**  
**CONSULTING**  
 COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

9,413± SF

### AVAILABILITY

Fully leased

### DEMOGRAPHICS

POPULATION    AVG. INCOME

1 mile  
3 mile  
5 mile

10,988	\$135,988
80,728	\$124,016
170,880	\$133,389

Falke Plaza  
 45630 Falke Plaza, Sterling, VA 20166

**Retail Space For Lease**



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Traffic on Old Ox Road averages at about 34,000 VPD. The location is close to Hotels, Burger King, Wawa and Sheetz, and there's a high density of day time employees (Day time employees come out to about 85,151 people).

JOIN THESE RETAILERS:



Click For Street View



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



# Leasing Plan

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### Tenants

110-130	Chillum	2,545
150	Sterling Tobacco & Cigar	1,367
170	Prime Custom Kitchen Bath Remodeling	1,367
190	Champs Pizza	1,174
250	Chaska Grill	1,962
270	Aradia Fitness	994
<b>Total Site</b>		<b>9,413</b>



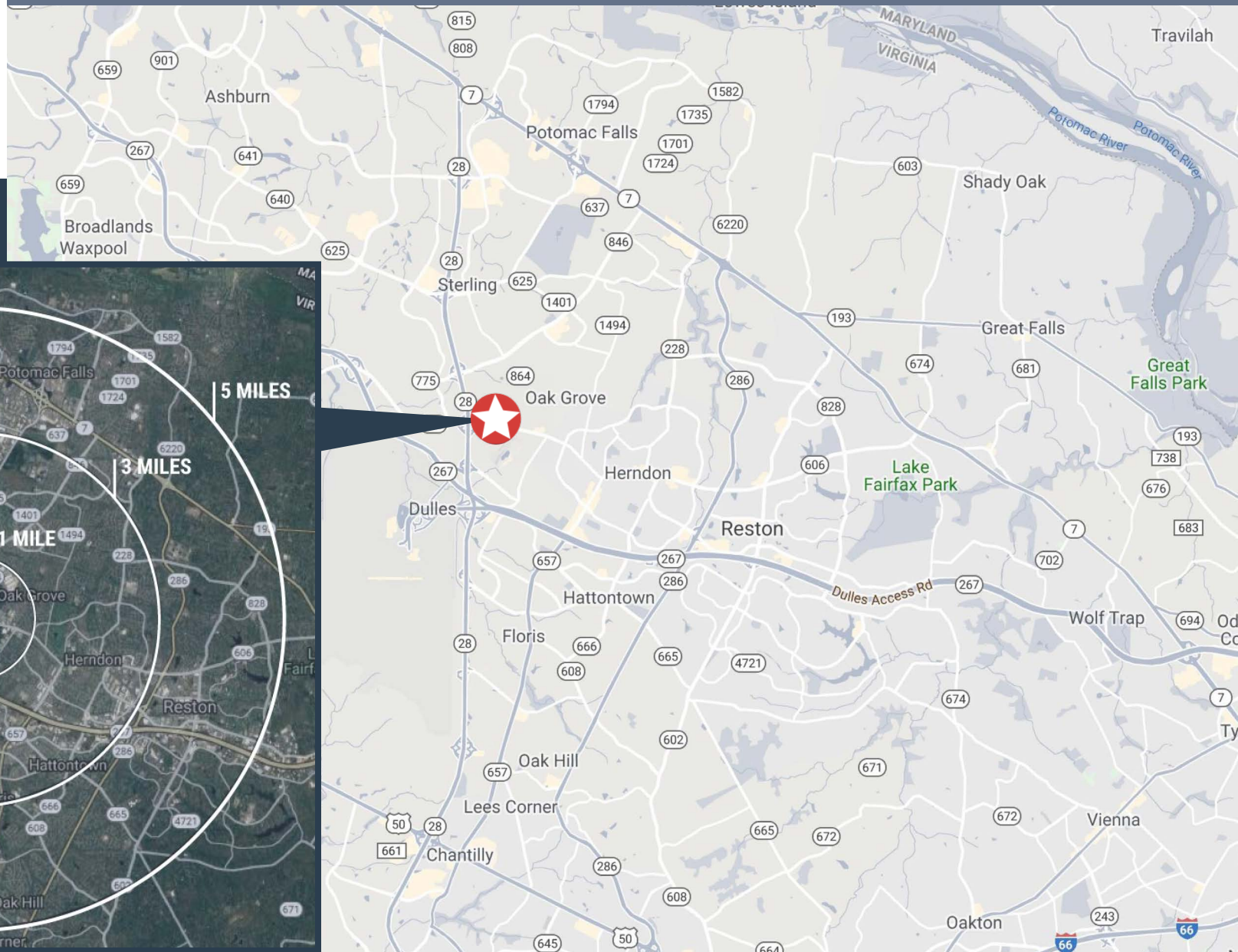
### UPPER FLOOR



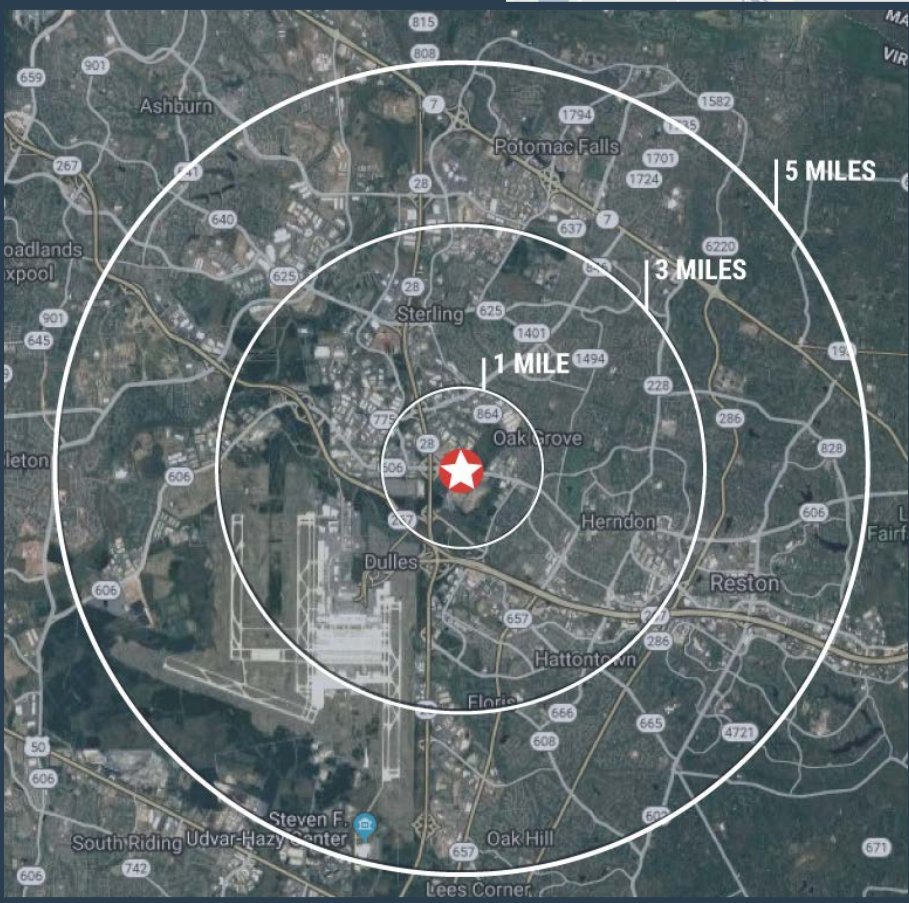


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Cracker Barrel
- Fairfield Inn
- Extended Stay America
- Hyatt House
- Comfort Inn & Suites
- Sheetz
- Burger King
- Wawa
- Exxon
- Country Inn & Suites
- Lowe's
- Best Buy
- TJ Maxx
- Chick-Fil-A
- Target
- Dollar Tree
- Dunkin'

