

PRE LEASING > PRIME RETAIL SPACE

THE SHOPPES at POTOMAC CORNER



PROPERTY HIGHLIGHTS:

- 21370 Potomac View Road Sterling Virginia 20164
- Now Pre Leasing!
- Sterling's Newest Retail Development
- Expected Delivery: 3rd Quarter 2017
- Up to 25,295 SF of Prime Retail Space Available
- Highly visible corner location on Route 7 / Harry Byrd Highway & Potomac View Road
- Ample Parking
- Strong Regional Demographics / Income \$118,934. (1) Mile Radius
- Adjacent to Northern Virginia Community College- Loudoun Campus
- Close to Dulles International Airport and the Tech Corridor
- 142 Parking Spaces



SARANTIS PROPERTIES, INC.

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FOR RETAIL LEASING INFORMATION
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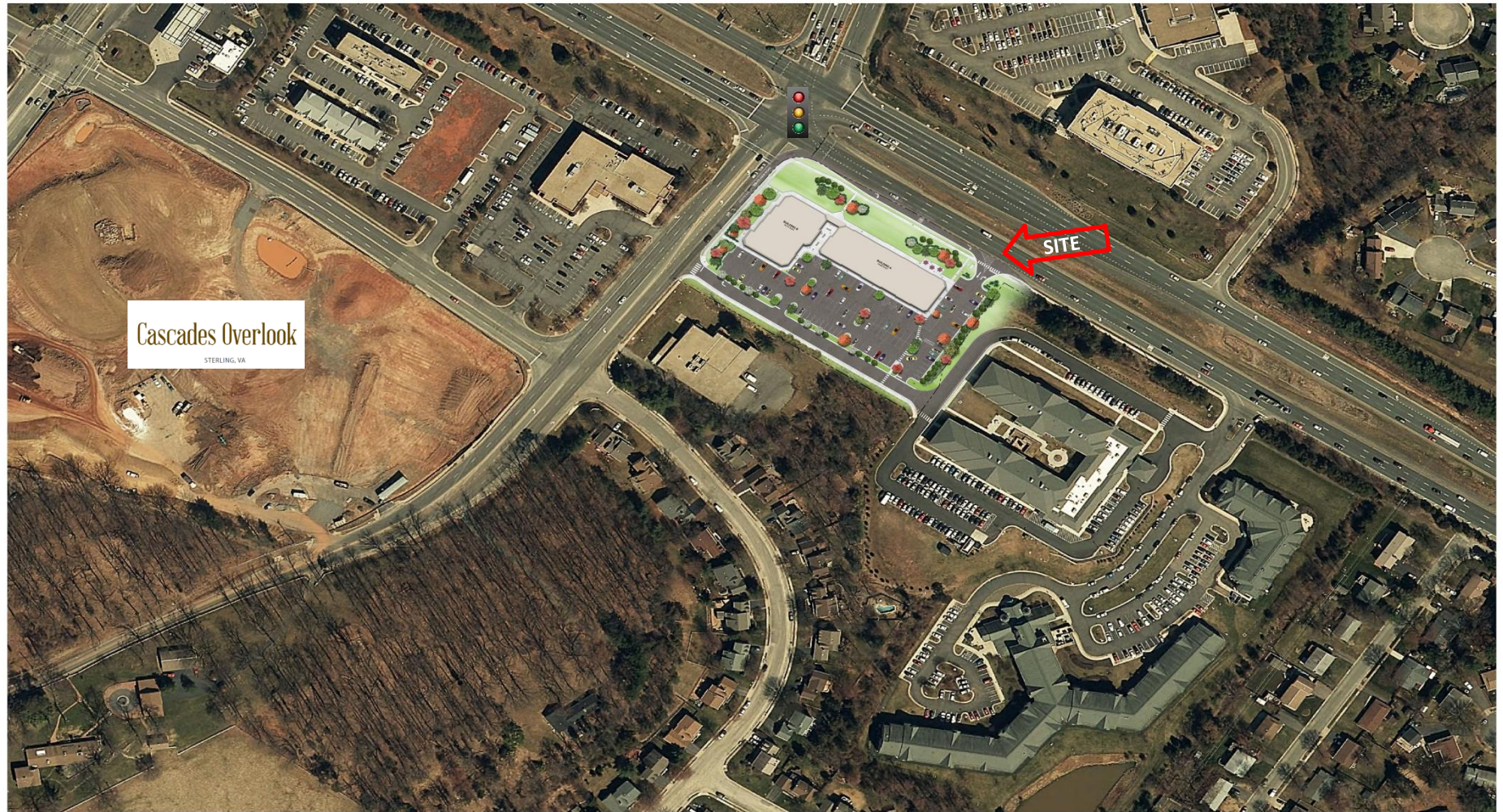
RETAIL SITE PLAN

THE SHOPPES at POTOMAC CORNER



AERIAL PERSPECTIVE

THE SHOPPES at POTOMAC CORNER



Cascades Overlook

STERLING, VA

NEARBY RETAILERS

THE SHOPPES at POTOMAC CORNER



THE SHOPPES at POTOMAC CORNER

STATISTICAL SNAPSHOT:



Excellent Demographics

POPULATION:

- 1 Mile Radius: 14,301 people
- 3 Mile Radius: 100,213 people
- 5 Mile Radius: 197,098 people

Income

- 1 Mile Radius: \$118,934. Average HH Income
- 3 Mile Radius: \$133,429. Average HH Income
- 5 Mile Radius: \$140,032. Average HH Income

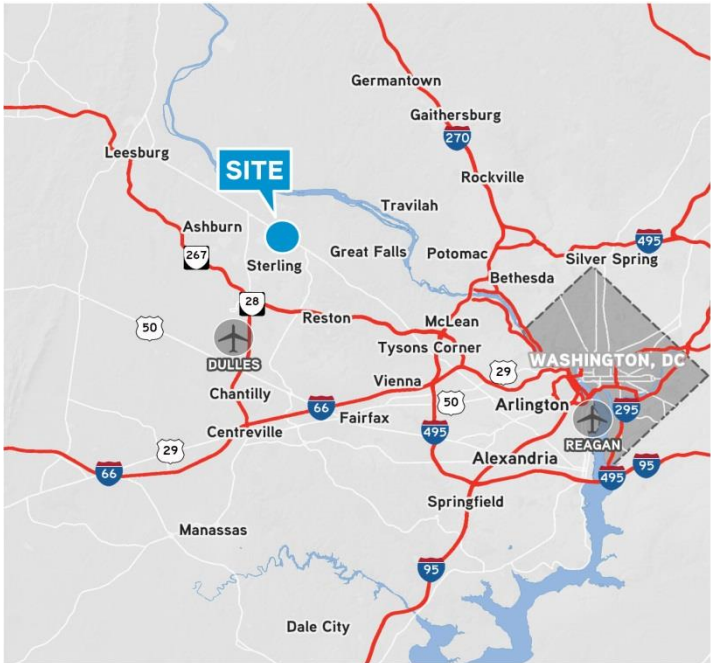
Daytime Population

- 1 Mile Radius: 17,000 employees
- 3 Mile Radius: 57,259 employees
- 5 Mile Radius: 120,889 employees

ABOUT THE SHOPPES AT POTOMAC CORNER

Located on Route 7 at the signalized corner of Potomac View Road, The Shoppes at Potomac Corner sits at the Gateway to Eastern Loudoun and Western Fairfax counties. Loudoun County is ranked the most affluent county in the United States (U.S. Census Bureau)

The Shoppes offers a full service 25,295 SF neighborhood convenience retail center with dedicated restaurant anchor space that can also accommodate outdoor seating.



**For Retail Leasing Information
Please Contact:**

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