

FOR LEASE Available June 2022

**1,269 SF
AVAILABLE**



Maple Leaf Plaza

46839 Maple Leaf Plaza, Sterling, VA 20164

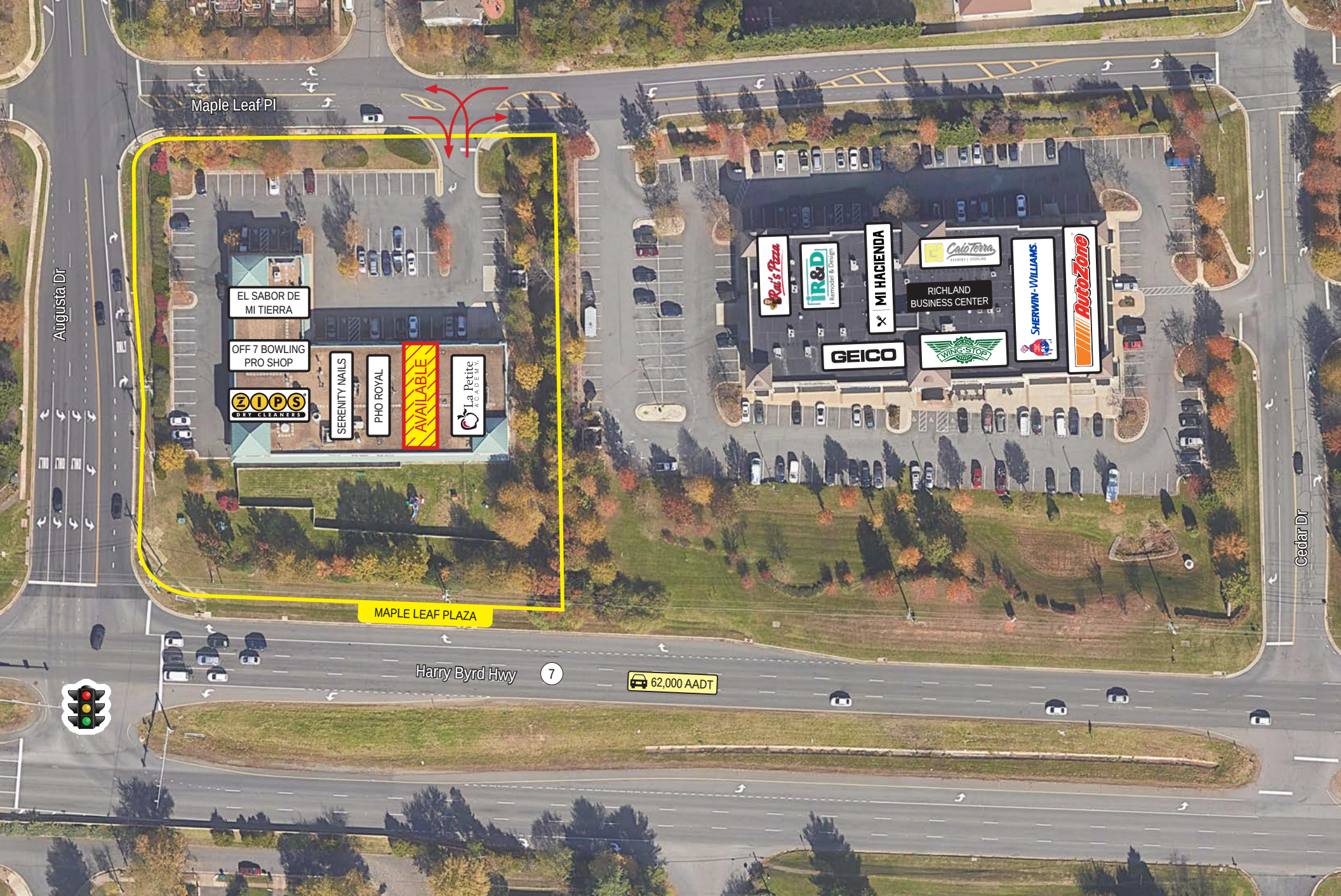
Overview

Maple Leaf Plaza is a 19,536 square foot center prominently located along Route 7 (Leesburg Pike) with monument signage. The shopping center features easy access at the signalized intersection with multiple points of entry and ample parking on site. Surrounded by dense residential and daytime population in the immediate trade area, Maple Leaf features a good mix of neighborhood uses - dry cleaning, daycare, and restaurants.

Quick Facts

Availability	June 2022
Size	1,269 square feet
Rental Rate	Negotiable
Net Charges	\$3.26 psf CAM (incl Water and Insurance); \$3.88 psf TAX

2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	13,898	98,425	198,203
 HOUSEHOLDS	4,488	33,093	72,720
 AVG. HH INCOME	\$146,645	\$158,006	\$155,124
 DAYTIME POPULATION	3,133	42,097	139,181
 TRAFFIC COUNT	62,000 AADT (Harry Byrd Hwy - Rt 7)		





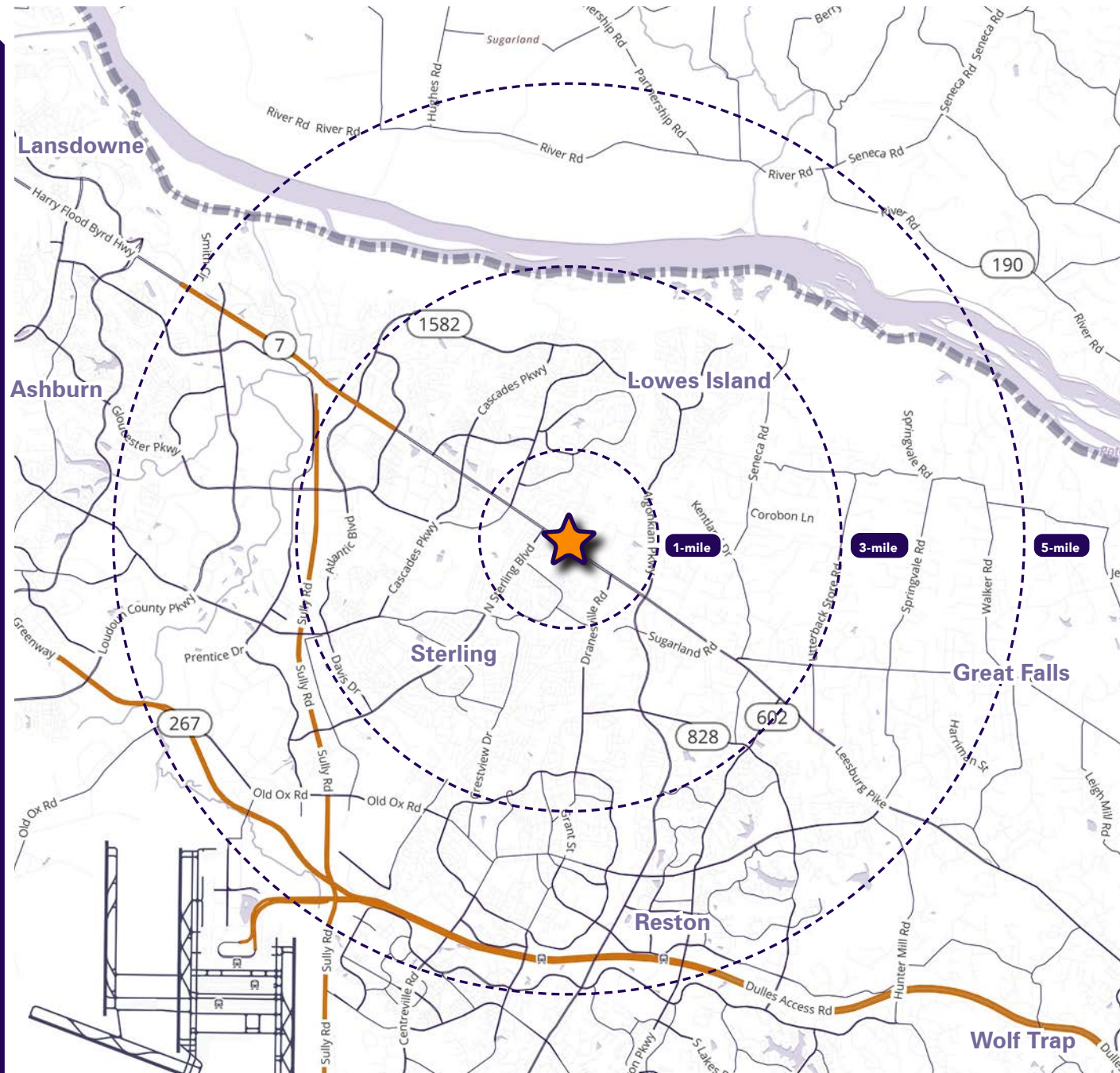
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