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 COMMERCIAL REAL ESTATE

Falke Plaza  
 45630 Falke Plaza, Sterling, VA 20166

**Retail Space For Lease**

**Quick Facts**

**PROJECT SIZE**

9,413± SF

**AVAILABILITY**

994 SF (Available Sept 1, 2025)



**DEMOGRAPHICS**

	POPULATION	AVG. INCOME
1 mile	10,988	\$135,988
3 mile	80,728	\$124,016
5 mile	170,880	\$133,389

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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).

**Click For Street View**

**JOIN THESE RETAILERS:**



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# Leasing Plan

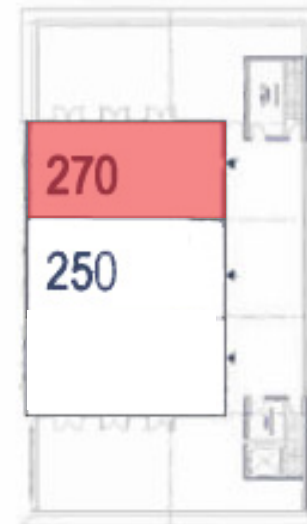
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## Tenants

110	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	Gem Drops & Stars (Available 9/1/2025)	994
<i>Total Site</i>		<b>9,413</b>



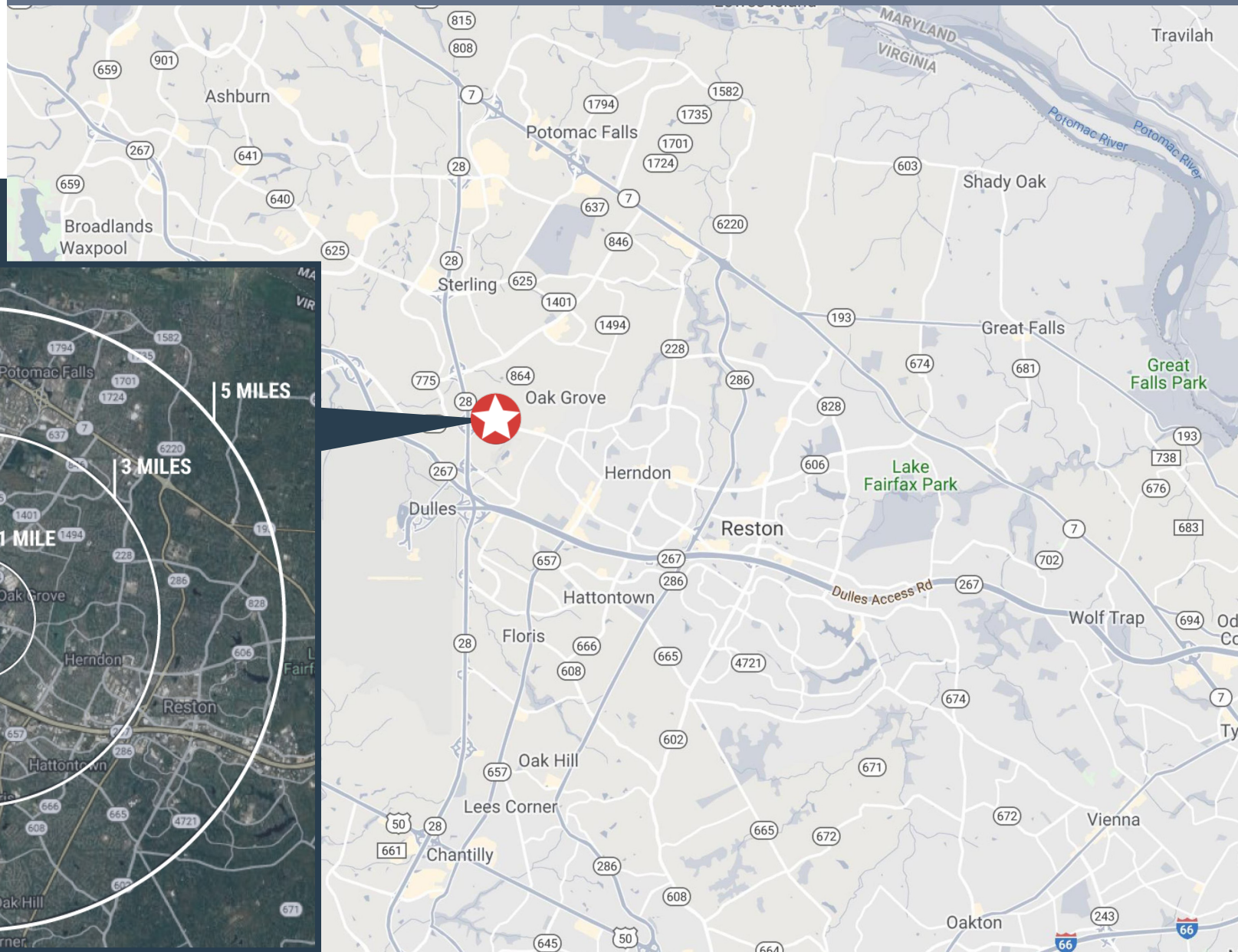
## UPPER FLOOR



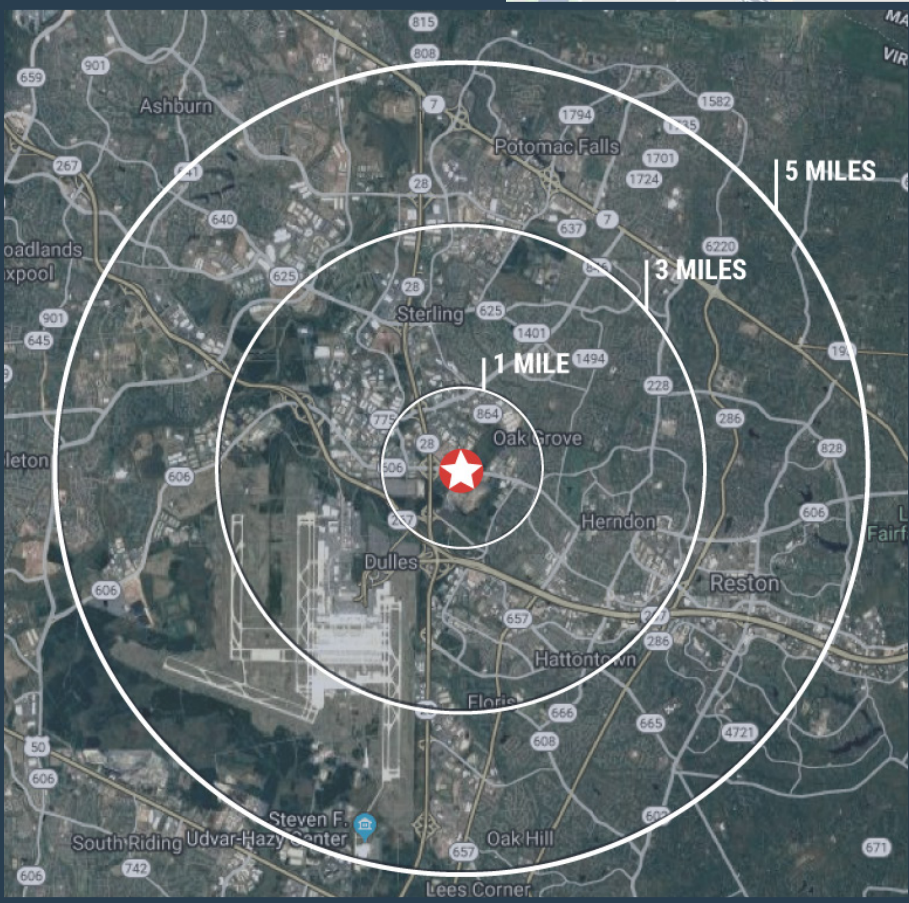


# Location Map

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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'

