

# 46220 POTOMAC RUN PLAZA

STERLING, VA 20164

# FOR SUBLEASE

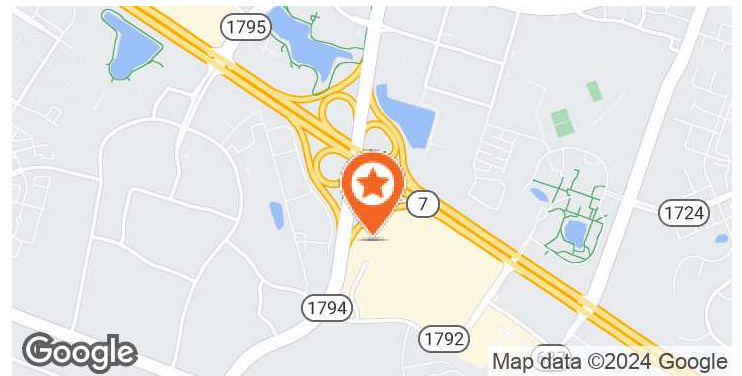



## LOCATION DESCRIPTION

Located at Cascades Parkway & Harry Byrd Highway

## PROPERTY HIGHLIGHTS

- 6,650 SF SPACE FOR SUBLEASE
- Located in open air power center in Sterling, VA
- Ample parking with 1,604 spaces
- Major tenants include Advance Auto Parts, Dollar Tree, HomeGoods, HomeSense, Michaels, Office Depot, PetSmart, Regency Furniture, Ross Dress for Less, Sierra Trading Post, The Tile Shop and Total Beverage plus other small shops



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,001	93,458	193,940
Daytime Population	18,961	92,399	212,691
Average HH Income	\$138,824	\$154,482	\$164,031



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