

RETAIL FOR LEASE

91 SUGARLAND RUN DRIVE, STERLING VA 20164



RATE: \$28 NNN

(NNN = \$12.56 PSF)

FEATURES:

- 1,200 SF UNIT
- SUGARLAND SQUARE SHOPPING CENTER IS A NEIGHBORHOOD RETAIL CENTER
- LOCATED IN THE SUGARLAND RUN NEIGHBORHOOD APPROXIMATELY 1 MILE NORTH OF RT 7 & NOVA
- POPULATION OF APPROXIMATELY 49,541 WITHIN A 2 MILE RADIUS
- AREA HOUSEHOLD INCOME OF APPROXIMATELY \$173,898



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