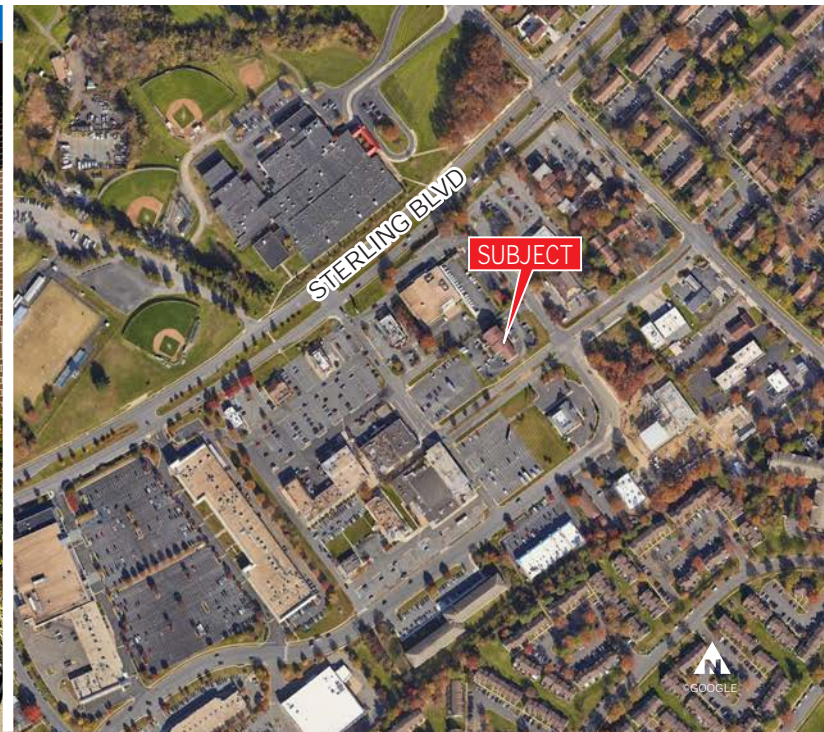




**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL / OFFICE FOR LEASE 107 FREE COURT, SUITE 100, STERLING, VA 20164



### PROPERTY OVERVIEW

This three story retail/office building sits just off the busy Sterling Boulevard. It's 90% leased and is surrounded by an abundance of retailers, restaurants and high density residential. Easy access to Route 28 and plenty of parking.

- 1,438 SF available
- \$30 PSF, Full Service (includes utilities)
- Potential to lease the entire suite or individual spaces within (rate TBD)
- Private entrance, 4 offices/rooms, a reception/waiting area and 1 kitchenette
- Built in 1984 and renovated in 2021

### AREA HIGHLIGHTS

Well-positioned property located near the middle of Sterling to provide a perfect location for servicing a large, growing population in Loudon County.

Less than a mile away from schools, a community center, parks, a fire station, the US Post Office and the DMV. The property sits adjacent to the Sterling Park Shopping Center and Sterling Plaza.

Join these local retailers; Big Lots, CVS, Family Dollar, Safeway, Dollar Tree, Harbor Freight, Advance Auto Parts, McDonald's, Taco Bell, KFC, Subway and much more.

### FOR MORE INFORMATION

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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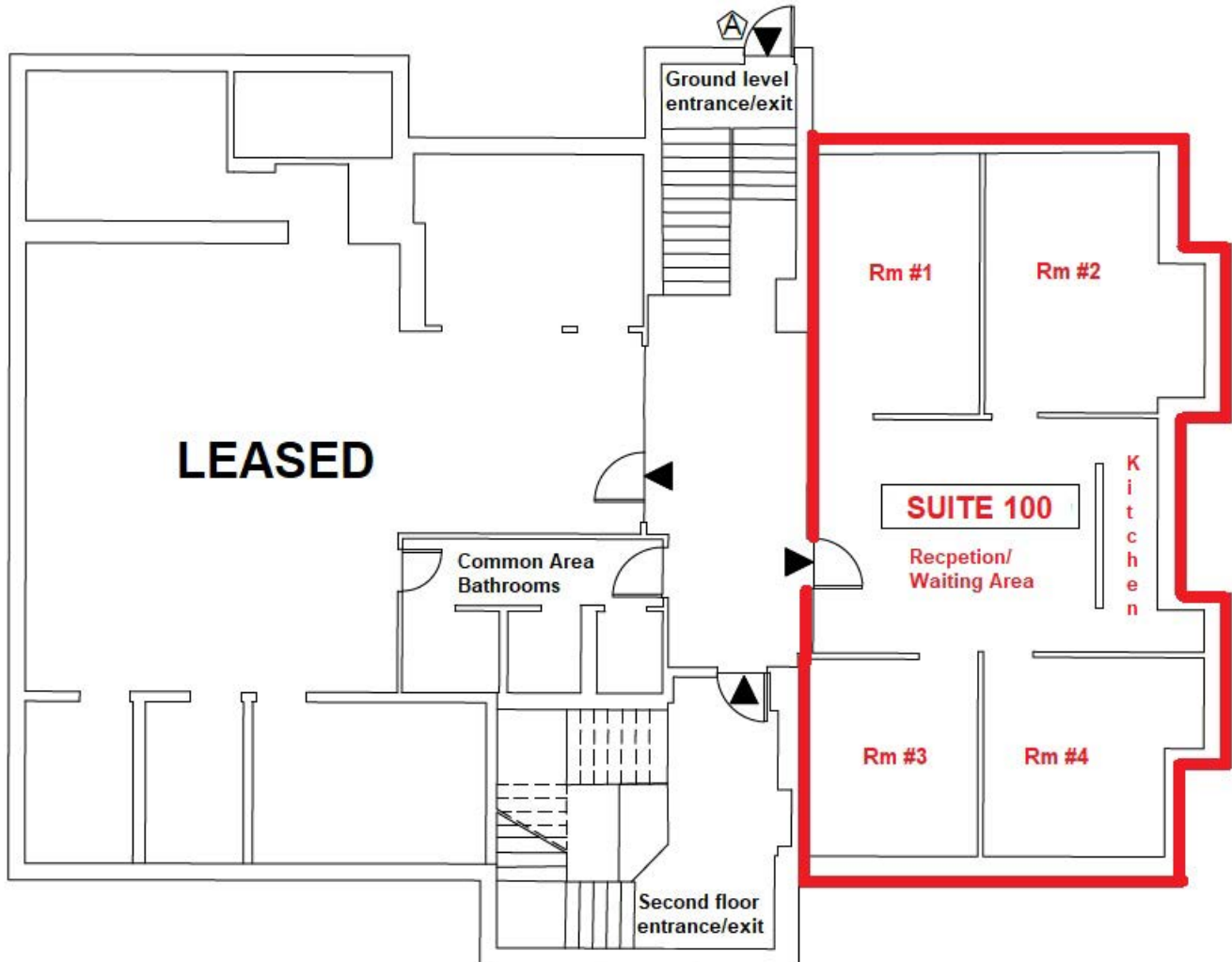
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FIRST FLOOR

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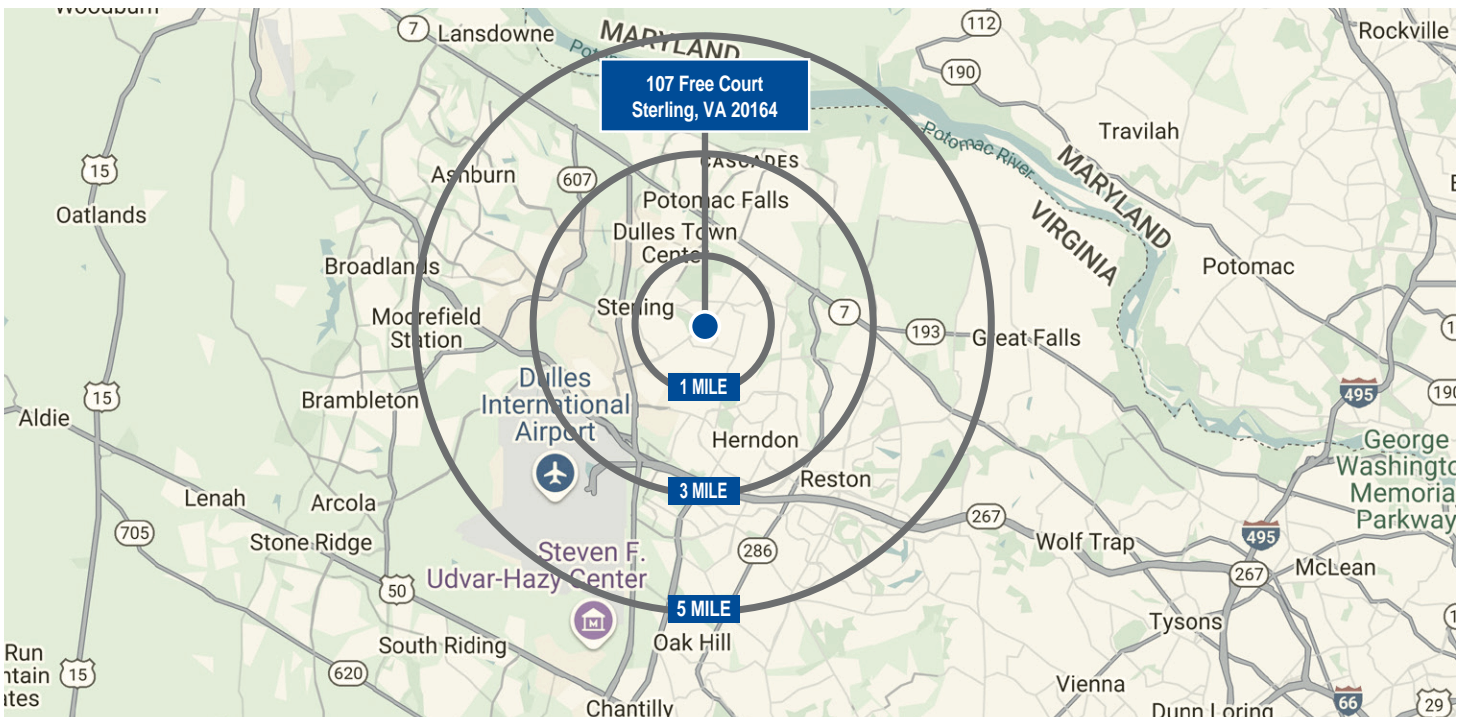


# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL / OFFICE FOR LEASE 107 FREE COURT, SUITE 100, STERLING, VA 20164

### DEMOGRAPHICS



#### 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	18,631	98,645	251,716
Households	5,543	32,053	92,815
Avg HH Income	\$126,762	\$127,420	\$131,674
Median Home Value	\$431,839	\$533,743	\$624,660

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