

DULLES MARKET SQUARE

STERLING, VA

2,105 - 5,105 SF AVAILABLE

RAPPAPORT



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Located on Route 606/Old Ox Road between Route 50 and Route 28 with 26,000 vehicles passing per day, Dulles Market Square has national and regional tenants including McDonald's, Papa John's Pizza, Subway, Virginia Commerce Bank and Exxon. Loudoun County is the second fastest-growing county in the country with a population of more than 250,000 people and Old Ox Road is the future site of a Silver Line station, which will promote more traffic through the corridor.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	4,380	46,360	160,669
 DAYTIME POPULATION	7,408	41,280	171,781
 HOUSEHOLD INCOME	\$244,031	\$195,730	\$175,801
 TRAFFIC COUNTS	28,000 on Old Ox Road		

CO-TENANTS



SITE PLAN

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DULLES MARKET SQUARE | OLD OX ROAD & OVERLAND DRIVE, STERLING, VA

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