

MEDICAL OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

CONVENIENTLY LOCATED
AT INTERSECTION OF ROUTE 7
AND POTOMAC VIEW ROAD

SIZE

SUITES AVAILABLE
FROM 885 SF TO 3,331 SF

STERLING MEDICAL OFFICE BUILDING

46440 BENEDICT DRIVE
STERLING, VA 20164

ADDITIONAL FEATURES

- Recently renovated lobby and common areas
- Tremendous parking ratio (5.8 spaces per 1,000 SF of space)
- Prominent building with monument signage available
- Adjacent to the new Cascades Overlook, featuring Harris Teeter and the Ocean Blue restaurant



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301.235.1300 // gzrealty.net

CONTACT US TODAY

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Sterling, VA Healthcare Demographics

POPULATION

32,411

DENSITY

5,562

(per square mile)

MEDIAN
HOUSEHOLD
INCOME

\$123K

AGE 65+

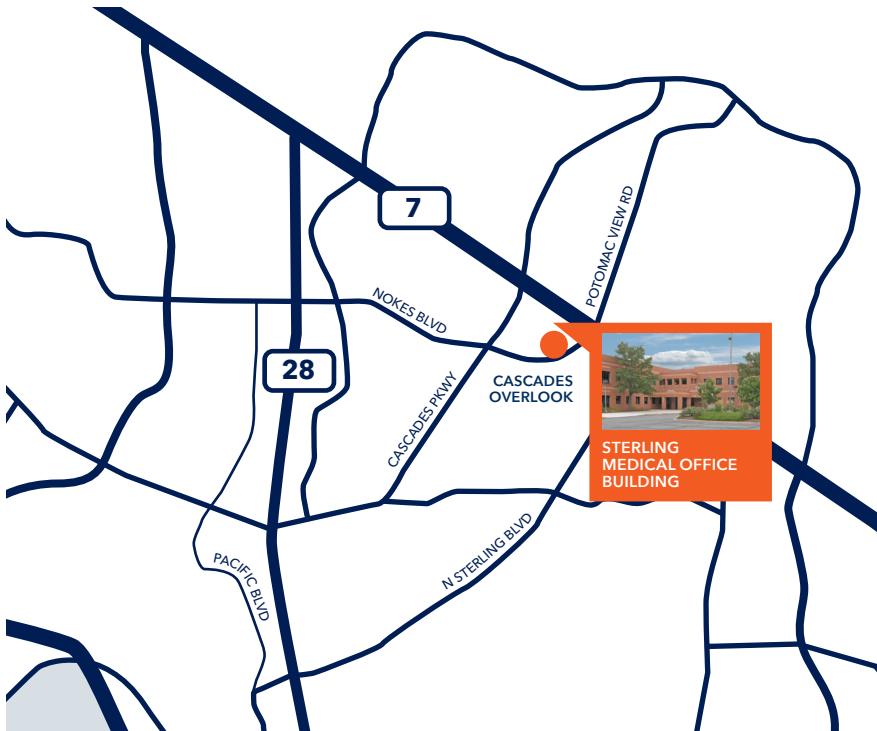
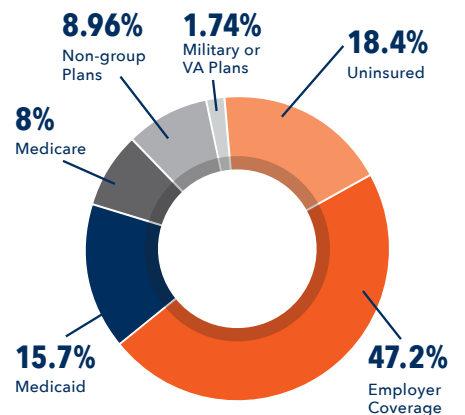
11.2%

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO
(LOUDOUN COUNTY)

1,316 to 1

Payer Mix



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