

LEASE

RETAIL SPACE FOR LEASE WITH 31,000 VPD VISIBILITY

45441 Ruritan Cir Sterling, VA 20164



LEASE RATE

\$25 SF/yr

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Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

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PROPERTY DESCRIPTION

This street level 3,000 SF cold shell space with a tenant improvement (TI) allowance, offering the perfect canvas to customize your business. Featuring large windows that bring in ample natural light. This property is ideal for low-traffic businesses such as insurance agencies, financial services, title companies, real estate offices, and businesses that operate after hours. Positioned near major routes and retail hubs, this location ensures accessibility while maintaining a professional and quiet environment.

Next to WOD Trail, a perfect fit for a bike shop or sports activity store that can service bikers, walkers, and hikers. Great for after-hours businesses, such as after-school child care, and religious use

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (MG)
Available SF:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,314	26,276	83,355
Total Population	10,257	78,824	240,069
Average HH Income	\$151,052	\$167,466	\$196,240

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LOCATION DESCRIPTION

Near Route 7 and Route 28, 45441 Ruritan Circle offers prime access to Dulles Airport, shopping centers like Dulles Town Center, Costco, and Target. Serving 195,000 residents with a \$135K median income and strong healthcare spending, 31,000 Vehicle Per Day visibility, it is ideal for businesses seeking connectivity, convenience, and a thriving customer base.

Next to WOD Trail, a perfect fit for a bike shop or sports activity store that can service bikers, walkers, and hikers. Great for after-hours businesses, such as after-school child care, and religious use

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PROPERTY HIGHLIGHTS

- This Street Level 3,000 SF cold shell space with TI allowance for customization
- 31,000 VPD visibility for strong business exposure
- Large windows providing natural light
- Dedicated parking in the back for convenience
- Ideal for low-traffic businesses like finance, insurance, and real estate
- Next to WOD Trail, a perfect fit for a bike shop or sports activity store that can service bikers, walkers, and hikers.
- Great for after-hours businesses, such as after-school child care, religious use

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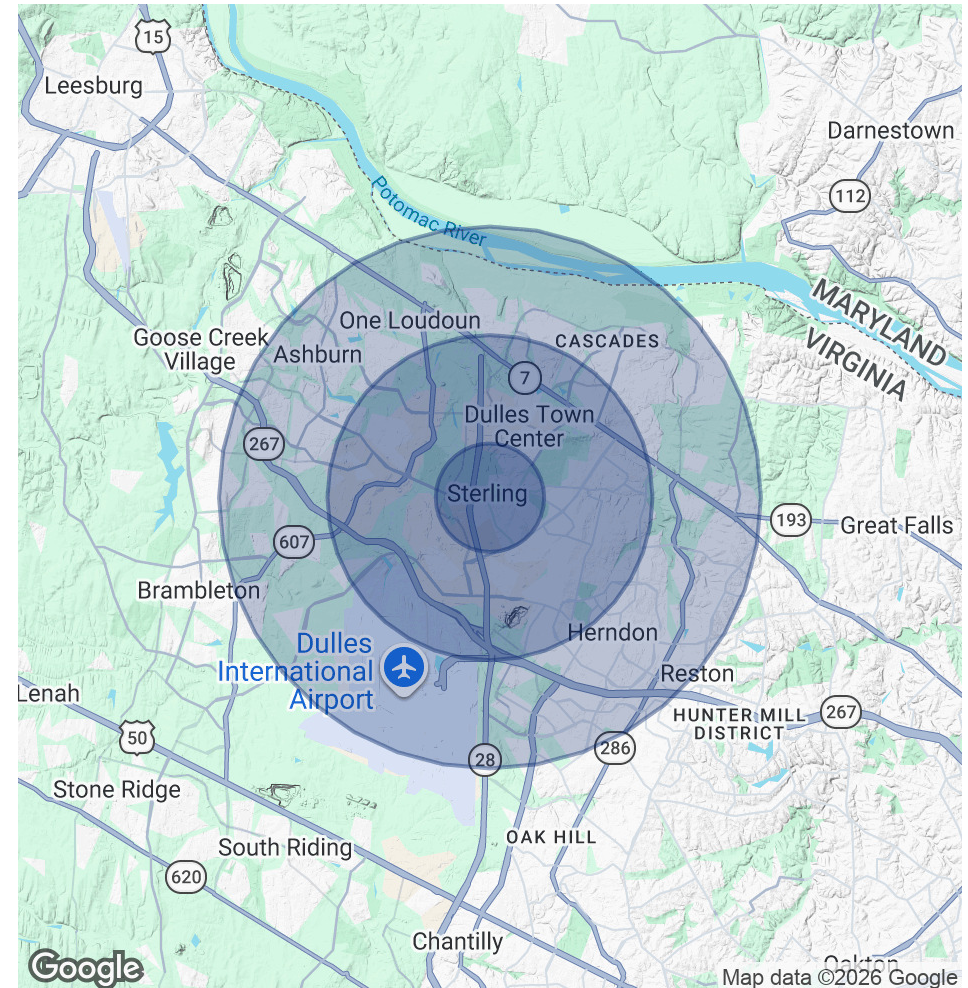
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,257	78,824	240,069
Average Age	36	39	38
Average Age (Male)	35	38	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,314	26,276	83,355
# of Persons per HH	3.1	3	2.9
Average HH Income	\$151,052	\$167,466	\$196,240
Average House Value	\$543,699	\$612,201	\$697,897

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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