

TOWN CENTER AT STERLING

STERLING, VA

- I 174,918 SF town center prominently located along Route 7 (Leesburg Pike), the major retail node of Sterling
- I Highly visible at a signalized intersection with multiple points of entry for optimum access and ample parking on-site
- I Surrounded by dense residential and daytime populations in the immediate trade area
- I Strong national and regional tenancies in the shopping center

DEMOGRAPHICS 2024

		1 MILE	3 MILES	5 MILES		
ŤŤ	POPULATION	12,027	109,122	207,868		
	DAYTIME POPULATION	9,750	94,942	247,742		
\$	HOUSEHOLD INCOME	\$205,902	\$191,780	\$183,978		
	TRAFFIC COUNTS	59,000 on Leesburg Pike (Route 7), 18,000 on Dranesville Road (Route 228)				

CO-TENANTS







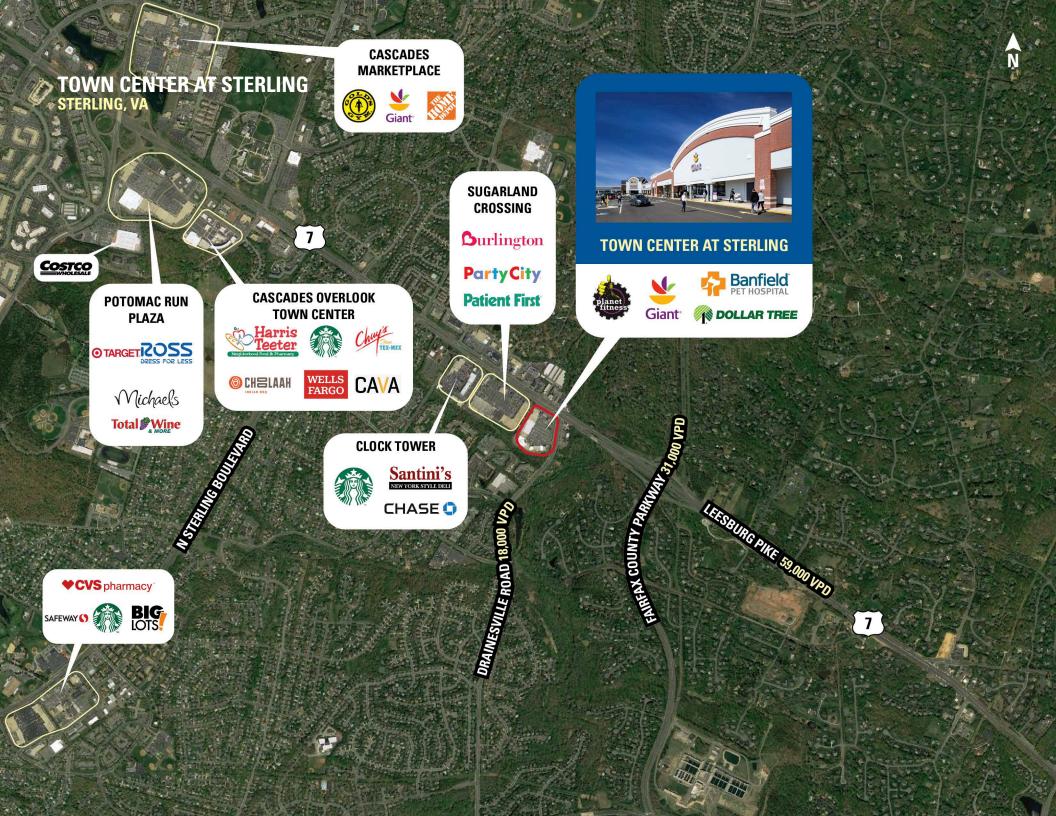














TENANT LIST

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# SQ. FT	MERCHANT	# SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01 2,400	7-Eleven	17 5,043	Salon Plaza	28	1,291	The UPS Store
02 2,006	Taco Zocalo	18 24,475	Planet Fitness	29	1,491	Dr. Gloria Dental
03 1,000	Bank of America	20 5,078	Shiney's Sweets &			Care
04 3,100	Banfield Pet Hospital	·	Restaurant	30	4,000	Costaverde Grill
04 3,100	Daimeiu Fet Hospitai	21 2,527	Manhattan Pizza	31	1,200	Sharkey's Cuts For
06 2,544	Town Center Cleaners	Center Cleaners		1,200	Kids	
08 7,800	SafeSplash	22 2,906	22 2,906 Legend Nail Spa	00	4 000	
,	·	23 3,010	Clarkson Eyecare	32	1,600	T-Mobile
09 10,000	Pet Supplies Plus	24 7,248	Rio Cantina	33	1,200	Available
10 4,850	Sterling Appliance	24 7,240	NIO Cantina	334	2,829	CosmoProf
11 46,935	Giant	25 3,086	C2 Education		•	
14 9,201	Dollar Tree	26 1,400	Darya Kabob Hangry Joe's Hot Chicken	35	4,500	Available
		·		36	5,940	McDonald's
		27 1,718		37	4,540	Capital One
			CHICKEH	37	4,540	Capital Offe



TOWN CENTER AT STERLING | 21800 TOWNCENTER PLAZA, STERLING, VA

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