

### **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**







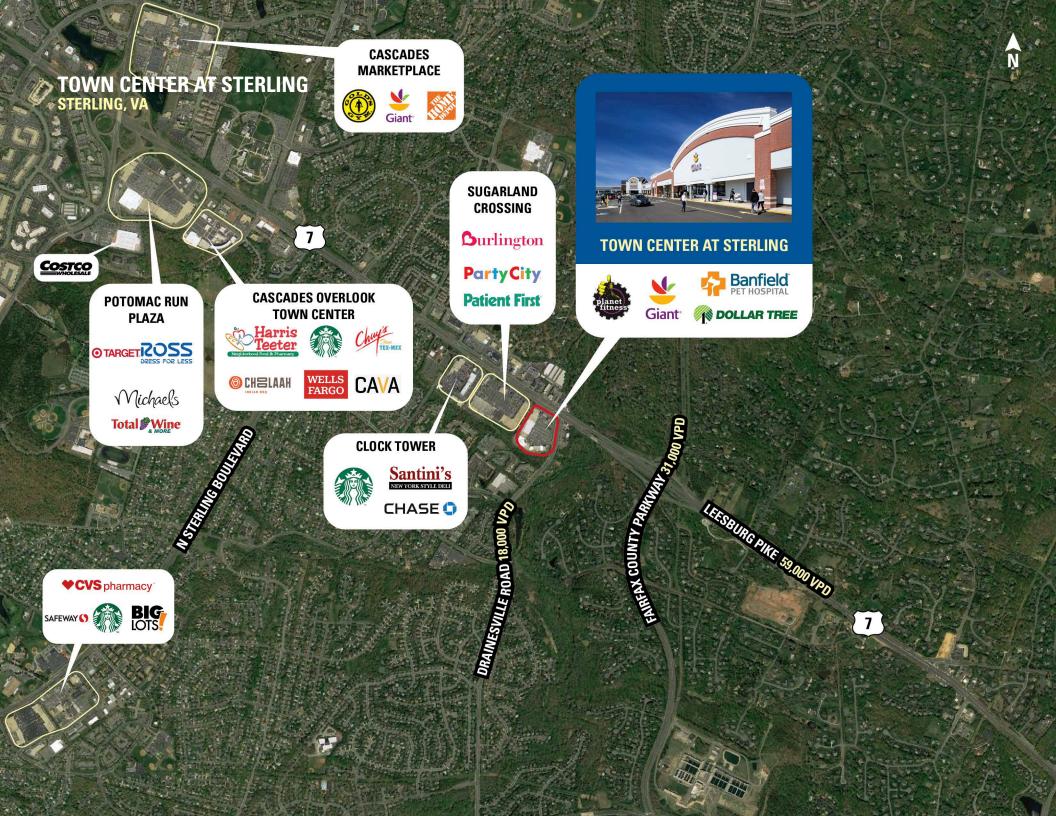












# RETAIL SITE PLAN (INCLUDING LOWER LEVELS) TOWN CENTER AT STERLING | STERLING, VA

4,000 SF 2ND GEN RESTAURANT AVAILABLE



### **TENANT LIST**

## TOWN CENTER AT STERLING | STERLING, VA

# 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	Available
•	Town Center Cleaners	21 2,527	Manhattan Pizza	31	1,200	Sharkey's Cuts For Kids
06 2,544		22 2,906	Legend Nail Spa			
08 7,800	SafeSplash	·		32	1,600	T-Mobile
09 10,000	Pet Supplies Plus	23 3,010	Clarkson Eyecare		-	
10 4,850	Sterling Appliance	24 7,248	Rio Cantina	33	1,200	Kokee Bubble Tea
•	<b>5</b>		C2 Education	33 <i>A</i>	2,829	CosmoProf
11 46,935	Giant	·		35	4,500	Firestone
14 9,201	Dollar Tree	26 1,400	Darya Kabob		-	McDonald's
		27 1,718	Hangry Joe's Hot Chicken	36	5,940	MicDonald S
				37	4,540	Capital One
				1		



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

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

rappaportco.com