

TOWN CENTER AT STERLING

STERLING, VA

FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







TOWN CENTER AT STERLING

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

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 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





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CASCADES MARKETPLACE

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SUGARLAND CROSSING

CASCADES OVERLOOK TOWN CENTER

POTOMAC RUN PLAZA

CLOCK TOWER

CVS pharmacy

N STERLING BOULEVARD

DRAINESVILLE ROAD 18,000 VPD

FAIRFAX COUNTY PARKWAY 31,000 VPD

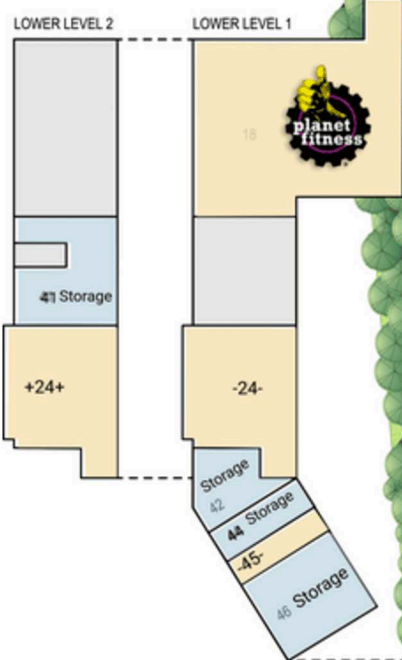
LEESBURG PIKE 59,000 VPD



RETAIL SITE PLAN (INCLUDING LOWER LEVELS)

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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 Care
03	1,000	Bank of America	20	5,078	Shiney's Sweets & Restaurant	30	4,000	Costa Verde
04	3,100	Banfield Pet Hospital	21	2,527	Manhattan Pizza	31	1,200	Sharkey's Cuts For Kids
06	2,544	Town Center Cleaners	22	2,906	Legend Nail Spa	32	1,600	T-Mobile
08	7,800	SafeSplash	23	3,010	Clarkson Eyecare	33	1,200	Kokee Bubble Tea
09	10,000	Pet Supplies Plus	24	7,248	Rio Cantina	33A	2,829	CosmoProf
10	4,850	Sterling Appliance	25	3,086	C2 Education	35	4,500	Firestone
11	46,935	Giant	26	1,400	Darya Kabob	36	5,940	McDonald's
14	9,201	Dollar Tree	27	1,718	Hangry Joe's Hot Chicken	37	4,540	Capital One



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

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