

TOWN CENTER AT STERLING

STERLING, VA

FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







TOWN CENTER AT STERLING

STERLING, VA

- | 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 2025

| | 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





TOWN CENTER AT STERLING STERLING, VA

CASCADES MARKETPLACE

TOWN CENTER AT STERLING

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

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 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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