

CLOCK TOWER CENTER

STERLING, VA

OFFICE AND RETAIL SPACE AVAILABLE

RAPPAPORT
CULTIVATING PLACES



CLOCK TOWER CENTER

STERLING, VA

- | 102,135 SF center located in the heart of Sterling's growing retail corridor on Route 7
- | Surrounded by a dense population 205,511 people living within 5 miles
- | \$1.5 Million renovations have been recently completed to the entire center
- | In close proximity to Dulles, Reston & Tysons Corner
- | Great mix of local and national retailers

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	12,494	107,618	196,997
 DAYTIME POPULATION	3,275	44,183	139,614
 HOUSEHOLD INCOME	\$132,017	\$151,538	\$149,375
 TRAFFIC COUNTS	83,000 on Route 7		

CO-TENANTS



CLOCK TOWER CENTER STERLING, VA

REGAL CENTER



CASCADES MARKETPLACE



POTOMAC RUN PLAZA



DULLES TOWN CENTER



CEDAR LAKE PLAZA



SUGARLAND CROSSING



DULLES TOWN CROSSING



STERLING PARK SHOPPING MALL



STERLING PLAZA



DULLES 28 CENTRE



CLOCK TOWER CENTER



TOWN CENTER AT STERLING



CLOCK TOWER CENTER STERLING, VA

- INCREDIBLE DEMOGRAPHICS WITHIN A CLOSE RADIUS
- MULTIPLE DIRECT ACCESS POINTS FROM NEIGHBORHOODS AND MAJOR ROADS

NSTERLING BLVD

ROUTE 7

FREDERICK DRIVE

THOMAS JEFFERSON DRIVE

CLOCK TOWER CENTER



Santini's
NEW YORK STYLE DELI

CHASE

SUGARLAND CROSSING

Patient First

Party City

Burlington

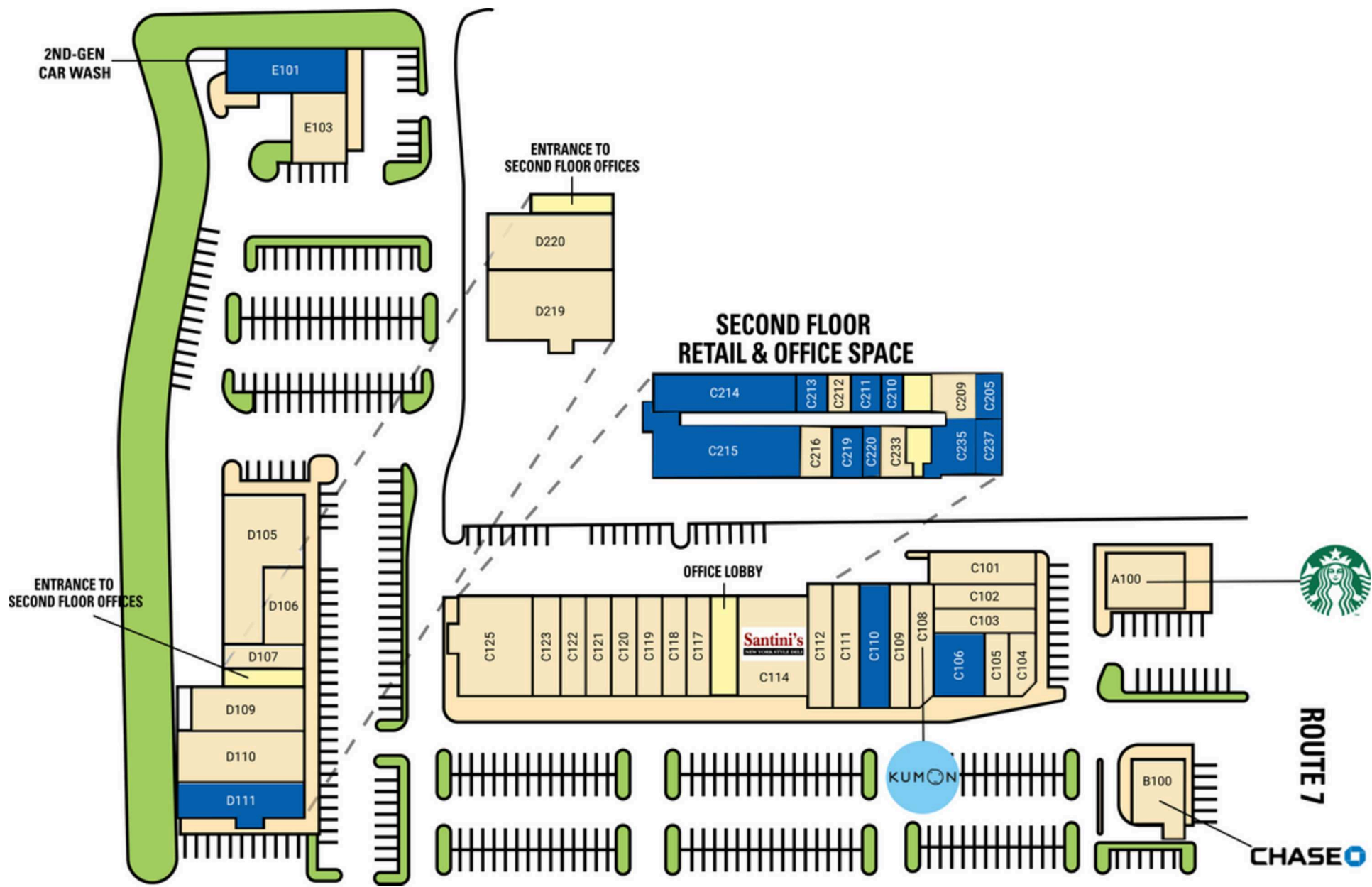
TOWN CENTER AT STERLING

Banfield
PET HOSPITAL

DOLLAR TREE



SITE PLAN
CLOCK TOWER CENTER | STERLING, VA
OFFICE AND RETAIL SPACE AVAILABLE



TENANT LIST

CLOCK TOWER CENTER | STERLING, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
A100	2,800	Starbucks	C118	1,600	Puspa Day Spa & Laser	C219	736	Available
B100	2,200	Chase Bank	C119	1,600	H&R Block	C220	4,090	Available
C101	1,500	La Miguelena Market	C120	1,600	Celebrations de Todo 3 Inc.	C233	100	Olga Boeva's Piano Studio
C102	1,500	Heritage Animal Hospital	C121	1,600	Alegrias Bakery	C235	3,181	Available
C103	1,500	Route 7 Cigars	C122	1,600	Pollo Campeon	C237	3,081	Available
C104	1,000	Kung Fu Tea	C123	1,600	Betty's Grill	D105	6,680	Hogan & Sons
C105	1,000	Nail Design	C125	4,680	Tipicos Los Amigos	D106	1,950	High Up Convenience Store
C106	2,000	Available	C205	1,200	Available	D107	600	Sterling Auto Sales
C108	1,430	Kumon Learning Center	C209	4,587	Sterling Ballet Academy	D109	3,364	Great Falls Thrift
C109	2,520	Sahara Market	C210	882	Available	D110	4,136	Persian International Market
C110	2,000	Available	C211	1,350	Available	D111	2,500	Available
C111	2,000	Hard Work Martial Arts	C212	768	DIDI Africa Hair Braiding	D219	4,900	Iglesia Pente, Nuevo Renacer
C112	1,990	Golden Health Pharmacy	C213	911	Available	D220	5,061	First Break Pool Hall
C114	4,800	Santini's	C214	1,720	Available	E101	3,040	Available
C117	1,600	Henry Artunduaga Hair Salon	C215	768	Available	E103	2,700	PM Lube
			C216	1,310	Claren			

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Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com