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
- $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 2024

	1 MILE	3 MILES	5 MILES
POPULATION	12,239	108,393	200,798
DAYTIME POPULATION	6,120	69,387	246,246
HOUSEHOLD INCOME	$171,243	$168,539	$159,719
TRAFFIC COUNTS	62,000 on Route 7		



CO-TENANTS

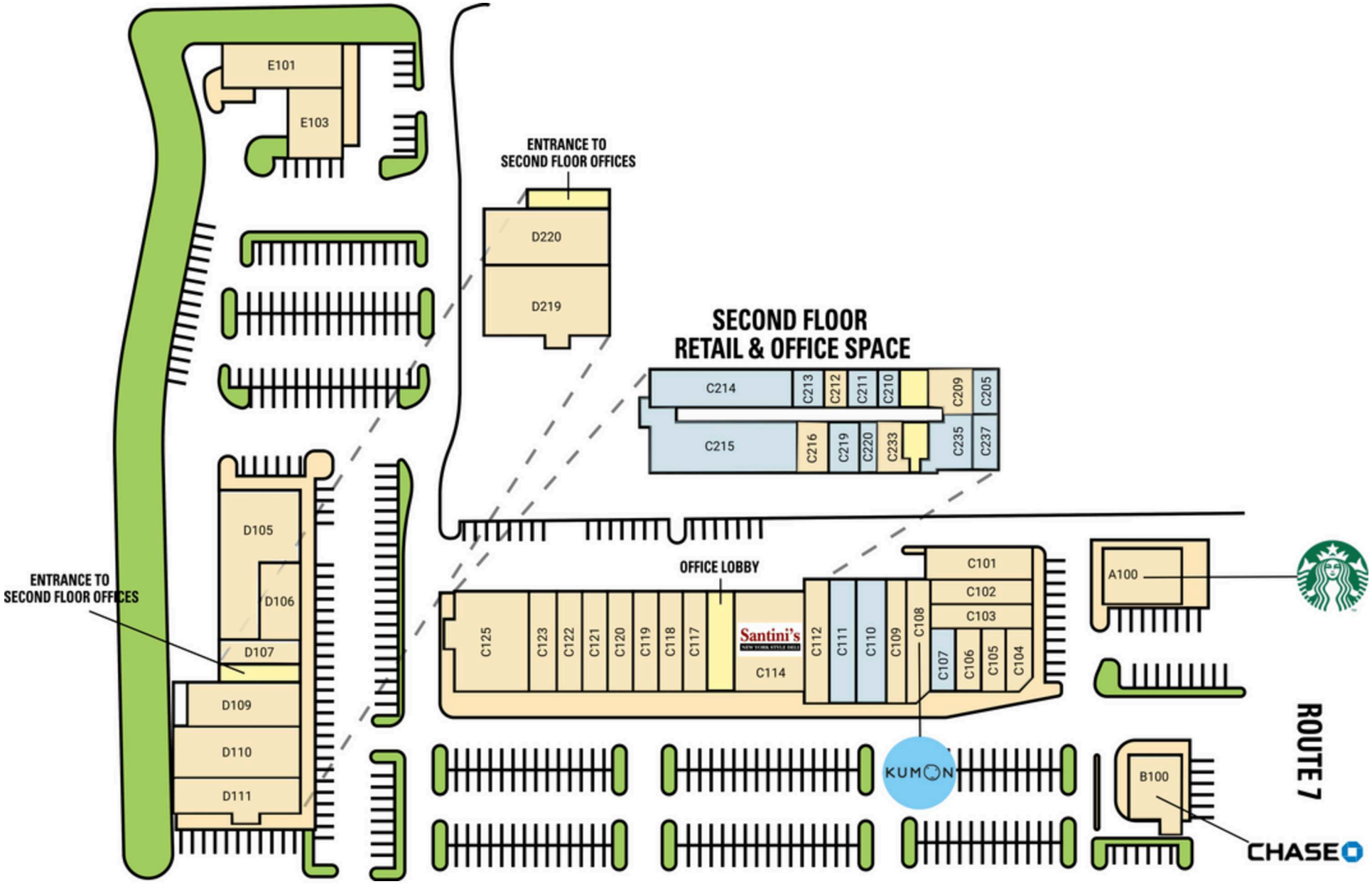

CLOCK TOWER CENTER
STERLING, VA
REGAL CENTER
REGAL ENTERTAINMENT GROUP
MISSION BBQ
AutoZone
CHIPOTLE MEXICAN GRILL
Bon Chon
BURGER KING
Jersey Mike's SUBS
ALDI
CASCADES MARKETPLACE
GOLD'S GYM
Giant
THE HOME DEPOT
Pier 1 imports
POTOMAC RUN PLAZA
TARGET
ROSS DRESS FOR LESS
Michaels
Total Wine & MORE
DULLES TOWN CENTER
The Cheesecake Factory
H&M
REGAL ENTERTAINMENT GROUP
Lucky Strike
P.F. CHANG'S CHINA BISTRO
CEDAR LAKE PLAZA
RITE AID
IHOP
Sandy Spring Bank
From here. For here.
SUGARLAND CROSSING
Patient First
Party City
Burlington
DULLES TOWN CROSSING
LOWE'S
Chick-fil-A
BEST BUY
WAL*MART SUPERCENTER
CRATE & BARREL WORLD MARKET
Sam's CLUB
BED BATH & BEYOND
NORDSTROM rack
STERLING PARK SHOPPING MALL
FAMILY DOLLAR
CVS pharmacy
Pizza Hut
BIG LOTS!
STERLING PLAZA
SAFEWAY
Advance Auto Parts
DOLLAR TREE
CLOCK TOWER CENTER
KUNG FU TEA
Santini's NEW YORK STYLE DELI
CHASE
TOWN CENTER AT STERLING
Banfield PET HOSPITAL
DOLLAR TREE
planet fitness
Giant
DULLES 28 CENTRE
PETCO
TARGET
Wegmans
DSW DESIGNER SHOE WAREHOUSE
BUFFALO WILD WINGS
ULTA BEAUTY


CLOCK TOWER CENTER
STERLING, VA
- INCREDIBLE DEMOGRAPHICS WITHIN A CLOSE RADIUS
- MULTIPLE DIRECT ACCESS POINTS FROM NEIGHBORHOODS AND MAJOR ROADS
N STERLING BLVD
ROUTE 7
FREDERICK DRIVE
THOMAS JEFFERSON DRIVE
CLOCK TOWER CENTER
KUNG FU TEA
Santini's
NEW YORK STYLE DELI
CHASE
SUGARLAND CROSSING
Patient First
Party City
Burlington
TOWN CENTER AT STERLING
Banfield PET HOSPITAL
planet fitness
Giant
DOLLAR TREE
N

SITE PLAN

CLOCK TOWER CENTER | STERLING, VA

OFFICE AND RETAIL SPACE AVAILABLE



TENANT LIST

CLOCK TOWER CENTER | STERLING, VA

#	SQ. FT	MERCHANT
A100	2,800	Starbucks
B100	2,200	Chase Bank
C101	1,500	La Miguelena Market
C102	1,500	Heritage Animal Hospital
C103	1,500	Route 7 Cigars
C104	1,000	Kung Fu Tea
C105	1,000	Nail Design
C106	1,000	Supreme Wireless
C107	1,000	Available
C108	1,430	Kumon Learning Center
C109	2,520	Sahara Market
C110	2,000	Available
C111	2,000	Available
C112	1,990	Golden Health Pharmacy
C114	4,800	Santini's
C117	1,600	Henry Artunduaga Hair Salon
C118	1,600	Puspa Day Spa & Laser
C119	1,600	H&R Block
C120	1,600	Celebrations de Todo 3 Inc.
C121	1,600	Alegrias Bakery
C122	1,600	Pollo Campeon
C123	1,600	Betty's Grill
C125	4,680	Tipicos Los Amigos
C205	1,200	Available
C209	4,587	Sterling Ballet Academy
C210	882	Available
C211	1,350	Available
C212	768	DIDI Africa Hair Braiding
C213	911	Available
C214	1,720	Available
C215	768	Available
C216	1,310	Claren
C219	736	Available
C220	4,090	Available
C233	100	Olga Boeva's Piano Studio
C235	3,181	Available
C237	3,081	Available
D105	6,680	Hogan & Sons
D106	1,950	High Up Convenience Store
D107	600	Sterling Auto Sales
D109	3,364	Great Falls Thrift & Antique
D110	4,136	Persian International Market
D111	2,500	Brazza Steaks on Stakes
D219	4,900	Iglesia Pente, Nuevo Renacer
D220	5,061	First Break Pool Hall
E101	3,040	7 Car Wash
E103	2,700	PM Lube

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STERLING, VA







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CLOCK TOWER CENTER | 46900 COMMUNITY PLAZA, STERLING, VA

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