

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



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

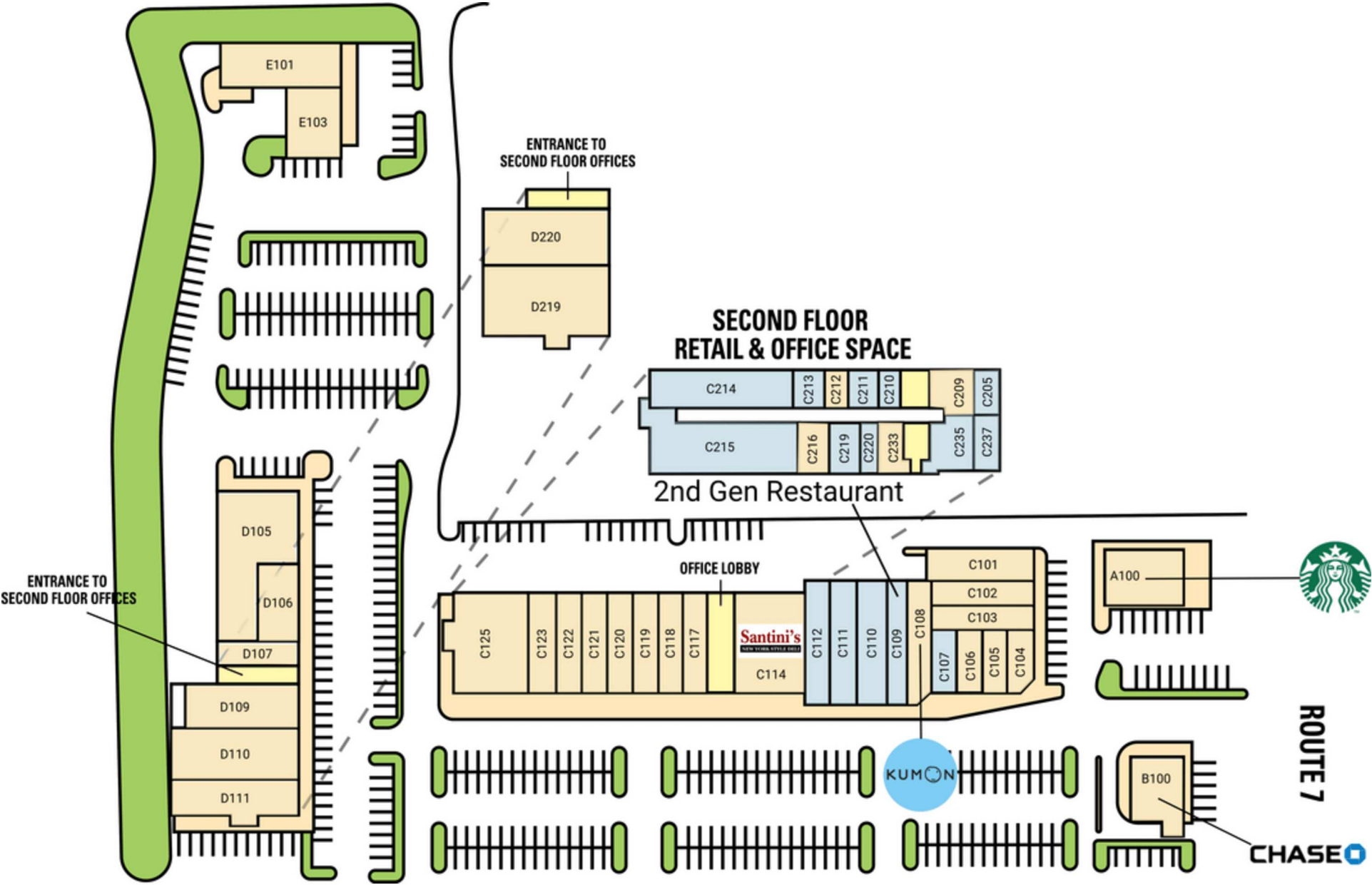
TOWN CENTER AT STERLING

Banfield
PET HOSPITAL

DOLLAR TREE



SITE PLAN
CLOCK TOWER CENTER | STERLING, VA
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TENANT LIST

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#	SQ. FT	MERCHANT
A100	2,800	Starbucks
B100	2,200	Chase Bank
C101	1,500	La Miguелena 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	Available
C110	2,000	Available
C111	2,000	Available
C112	1,990	Available
C114	4,800	Santini's
C117	1,600	Henry Artunduaga Hair Salon
C118	1,600	Puspa Day Spa & Laser

#	SQ. FT	MERCHANT
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

#	SQ. FT	MERCHANT
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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CLOCK TOWER CENTER | 46900 COMMUNITY PLAZA, STERLING, VA

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