

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 CALIPSO Ron Jon BURGER KING Jersey Mike's ALDI

CASCADES MARKETPLACE

Gold's Gym Giant Pier 1 Imports

POTOMAC RUN PLAZA

TARGET ROSS DRESS FOR LESS Michaels Total Wine & MORE

CEDAR LAKE PLAZA

RITE AID IHOP Sandy Spring Bank From here. For here.

SUGARLAND CROSSING

Patient First Party City Burlington

DULLES TOWN CENTER

The Cheesecake Factory H&M REGAL ENTERTAINMENT GROUP P.F. CHANG'S CHINA BISTRO

DULLES TOWN CROSSING

LOWE'S Chick-fil-A BEST BUY WAL-MART SUPERCENTER 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 Starbucks Advance Auto Parts DOLLAR TREE

CLOCK TOWER CENTER

HUNG FU TEA Starbucks Santini's NEW YORK STYLE DELI CHASE

TOWN CENTER AT STERLING

Banfield PET HOSPITAL Planet Fitness Giant

DULLES 28 CENTRE

PETCO TARGET Wegmans DSW BUFFALO WILD WINGS ULTA

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



SUGARLAND CROSSING

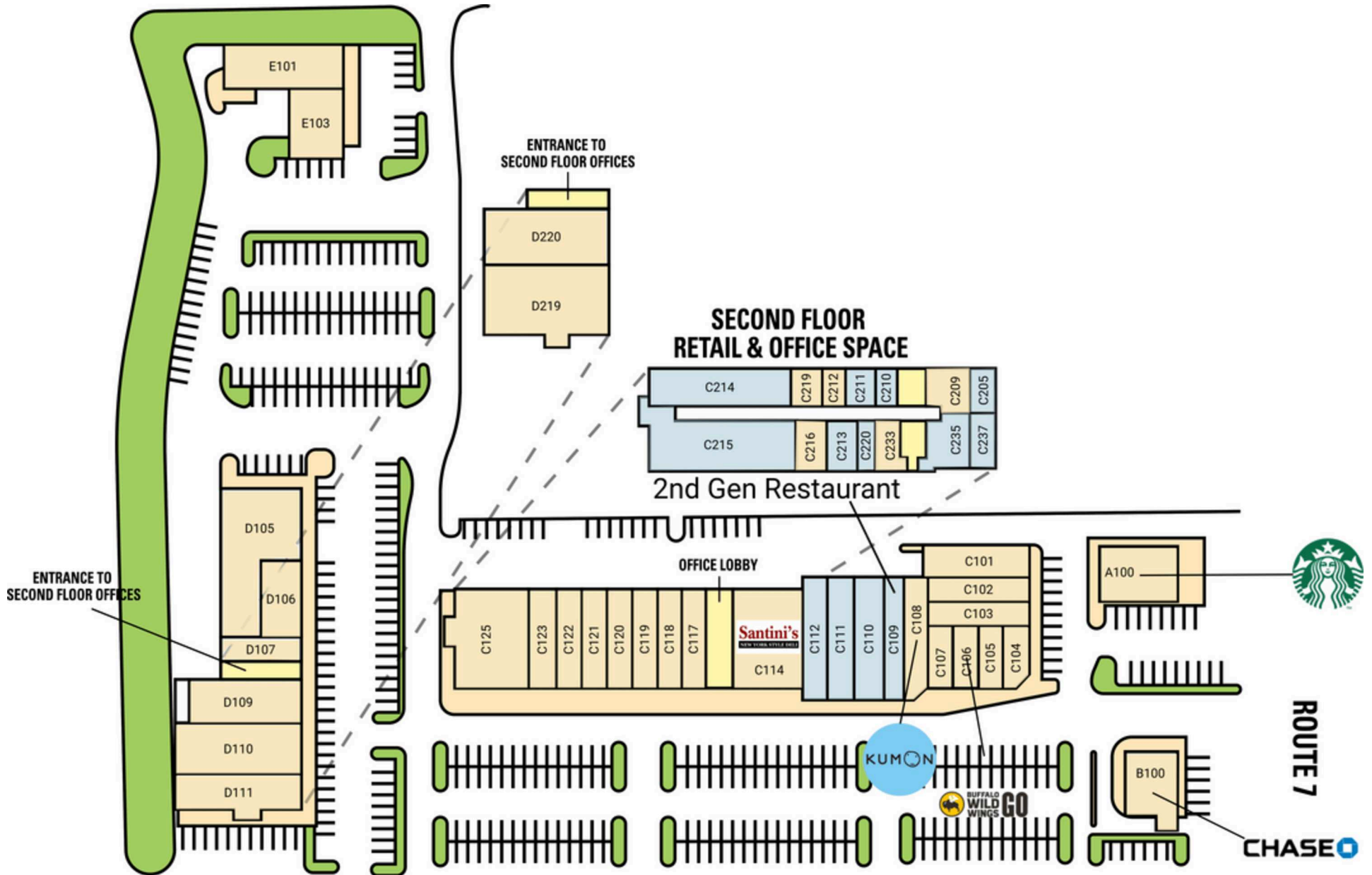


TOWN CENTER AT STERLING



SITE PLAN

CLOCK TOWER CENTER | STERLING, VA
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TENANT LIST

CLOCK TOWER CENTER | STERLING, VA

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

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CLOCK TOWER CENTER | 46900 COMMUNITY PLAZA, STERLING, VA

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