

CLOCK TOWER CENTER

STERLING, VA

OFFICE AND RETAIL SPACE AVAILABLE







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 2025

	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 CALYPSO 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

DULLES TOWN CENTER

The Cheesecake Factory H&M REGAL ENTERTAINMENT GROUP 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-ee 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

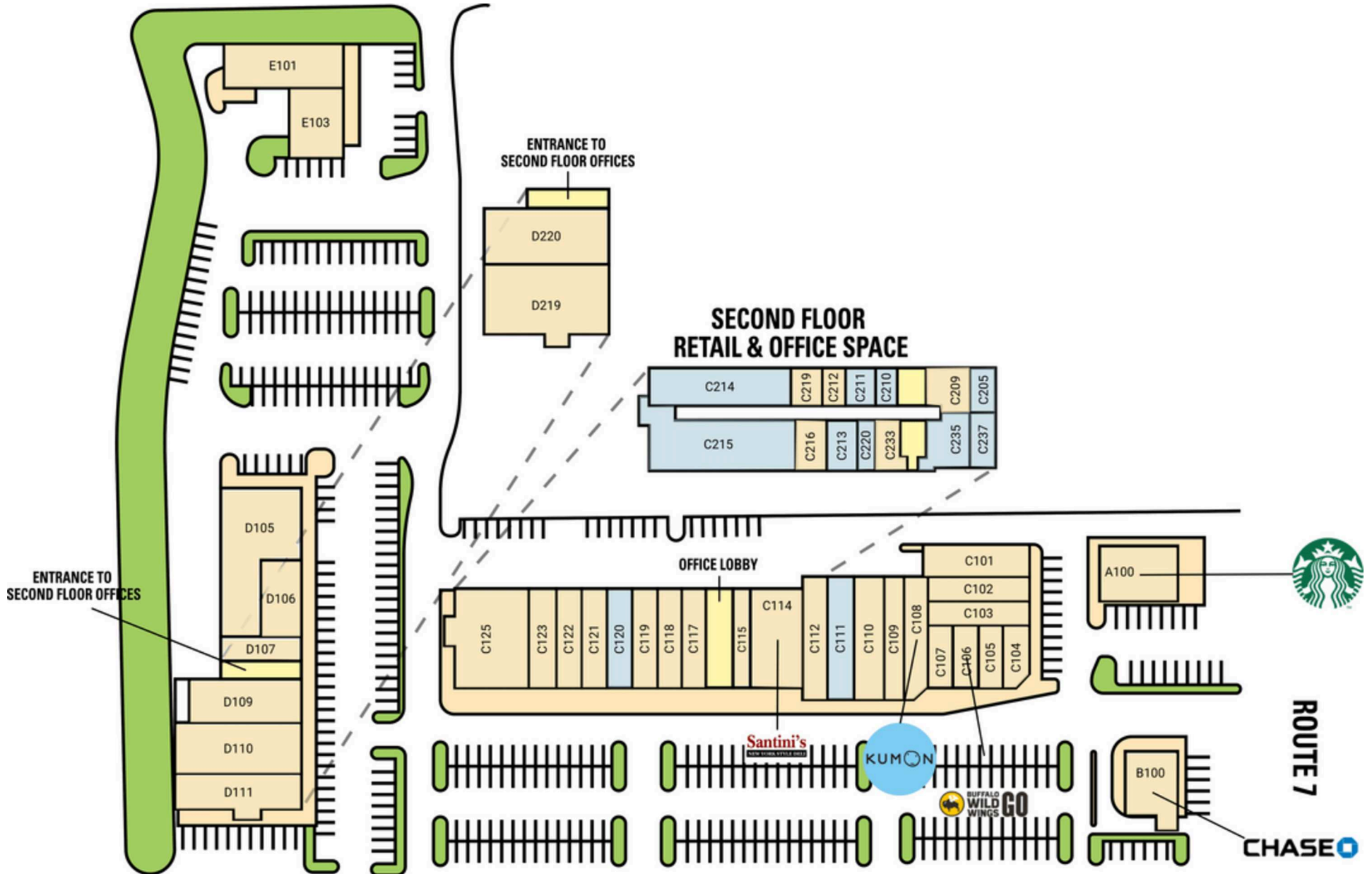


TOWN CENTER AT STERLING



SITE PLAN

CLOCK TOWER CENTER | STERLING, VA
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TENANT LIST

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#	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	Buffalo Wild Wings Go
C107	1,000	Supreme Wireless
C108	1,430	Kumon Learning Center
C109	2,520	Sahara Restaurant and Lounge
C110	2,000	Burger Factory
C111	2,000	Available
C112	1,990	Goldon Clock Jewelry
C114	4,800	Santini's
C115	800	Boutique Accessories
C117	1,600	Henry Artunduaga Hair Salon

#	SQ. FT	MERCHANT
C118	1,600	Puspa Day Spa & Laser
C119	1,600	H&R Block
C120	1,600	Available
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	736	Available
C214	1,720	Available
C215	768	Available
C216	1,310	Claren
C219	911	Art & Beauty Academy

#	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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