

MAPLE LEAF PLAZA

STERLING, VA

UP TO 8,013 SF AND A 9,500 SF OUTDOOR PLAY AREA AVAILABLE







RAPPAPORT
CULTIVATING PLACES

MAPLE LEAF PLAZA

STERLING, VA

- | Prominently located along Route 7 (Harry Byrd Hwy) in the major retail node of Sterling
- | Surrounded by dense residential and daytime populations in the immediate trade area
- | High visibility at a lighted intersection
- | 6,744 SF Turnkey daycare plus 9,500 SF outdoor play area
- | 1,269 SF 2nd Gen hair salon

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,464	100,950	195,331
 DAYTIME POPULATION	12,475	95,150	215,453
 HOUSEHOLD INCOME	\$143,362	\$163,165	\$160,696
 TRAFFIC COUNTS	59,000 on Harry Byrd Highway/Route 7		

CO-TENANTS

El Sabor
De Mi Tierra



KOHL'S

NORTHERN VIRGINIA COMMUNITY COLLEGE - LOUDOUN CAMPUS

SENECA RIDGE MIDDLE SCHOOL

DOMINION HIGH SCHOOL

**MAPLE LEAF PLAZA
STERLING, VA**



MAPLE LEAF PLAZA

HARRY BYRD HWY 59,000 VPD

AUGUSTA DRIVE

POTOMAC RUN PLAZA
ROSS
OUTBACK STEAKHOUSE
Office DEPOT

CASCADES OVERLOOK TOWN CENTER
CHILAAH INDIAN BBQ
CAVA
Chuy's
Great Clips
Harris Teeter

WING STOP
Auto Zone
SHERWIN WILLIAMS

Walgreens
ihop

CLOCK TOWER CENTER
STARBUCK COFFEE
CHASE
Santini's
NEW YORK STYLE DELI

LOUISIANA FISH & CHIPS
POPEYES

NORTH STERLING STREET 22,000 VPD

SUGARLAND CROSSING
Patient First
WELLS FARGO
SHOPPERS
DUNKIN' DONUTS
Party City
Baskin Robbins
Burlington

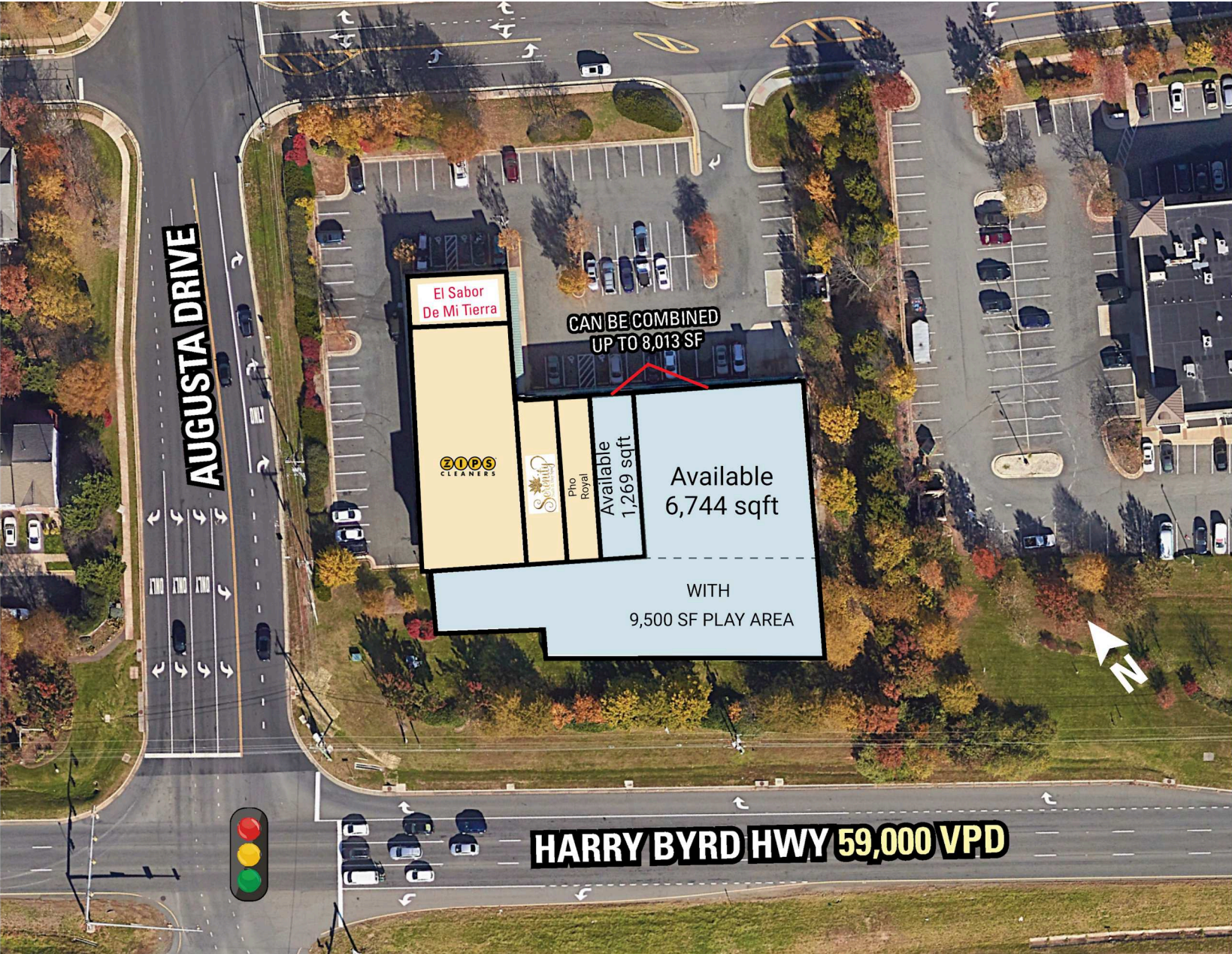
TOWN CENTER AT STERLING
McDonald's
planet fitness
Giant
KIDS FIRST Swim Schools
DOLLAR TREE

Bowl America

SITE PLAN

MAPLE LEAF PLAZA | STERLING, VA

1,269 - 8,013 SF AVAILABLE





MAPLE LEAF PLAZA | 46839 MAPLE LEAF PLACE, STERLING, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com