

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 2025

	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

MAPLE LEAF PLAZA
STERLING, VA

DOMINION HIGH SCHOOL

HARRY BYRD HWY 59,000 VPD

AUGUSTA DRIVE



MAPLE LEAF PLAZA

POTOMAC RUN PLAZA

CASCADES OVERLOOK TOWN CENTER



CLOCK TOWER CENTER



SUGARLAND CROSSING



TOWN CENTER AT STERLING



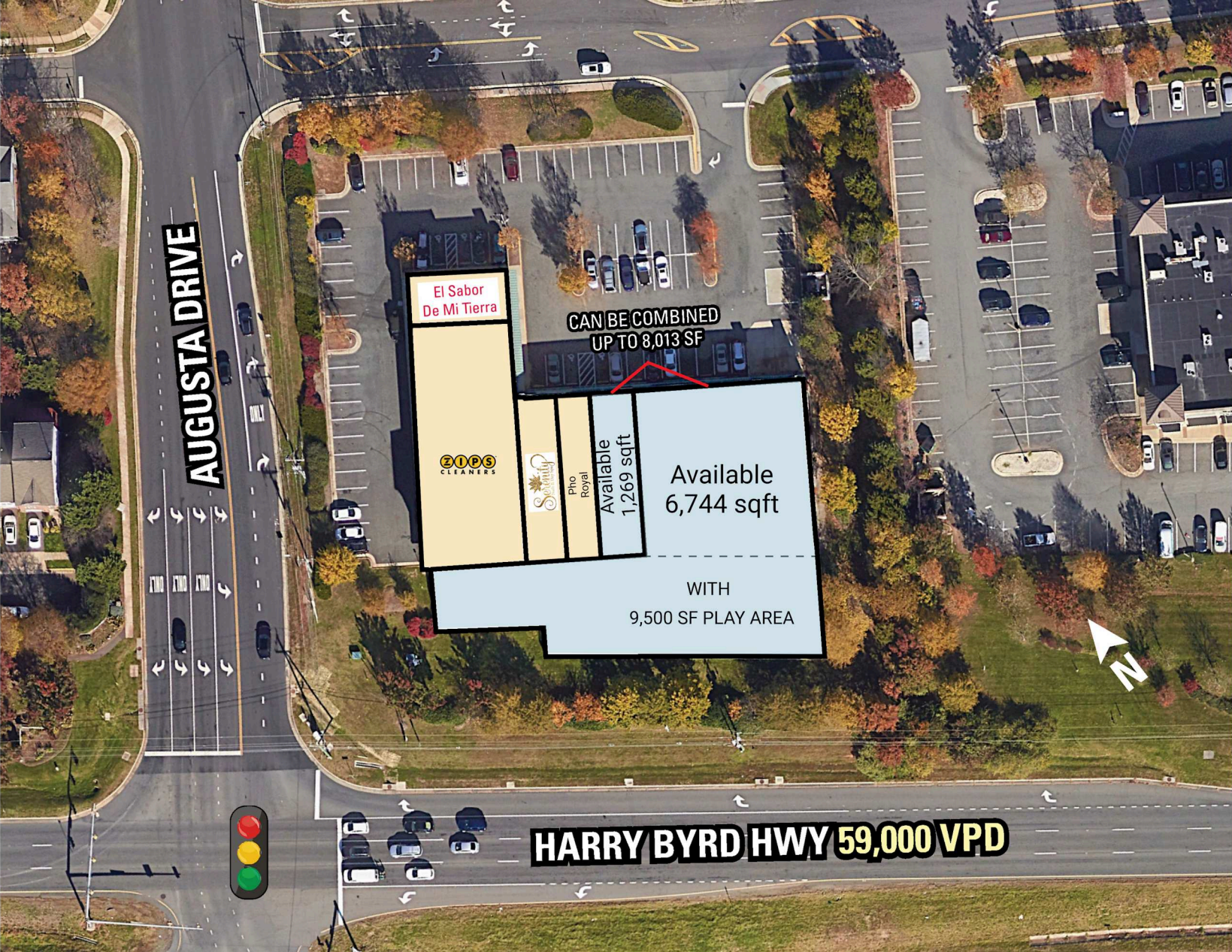
NORTH STERLING STREET 22,000 VPD



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