

ALDI CENTER

STERLING, VA
5,498 SF OPPORTUNITY AVAILABLE

SPACE AVAILABLE







RAPPAPORT
CULTIVATING PLACES

ALDI CENTER

STERLING, VA

- | 5,498 SF opportunity to join Aldi-anchored shopping center
- | Located directly on high-traffic Route 7 via signalized intersection
- | Strong co-tenancy with nationally recognized brands including Chipotle, Jersey Mike's, and Quickway Hibachi
- | Vibrant trade area supported by strong demographics and dense residential neighborhoods

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,683	88,377	179,585
 DAYTIME POPULATION	14,342	39,289	113,092
 HOUSEHOLD INCOME	\$156,698	\$157,272	\$179,048
 TRAFFIC COUNTS	61,603 on Leesburg Pike		

CO-TENANTS





ALDI CENTER
STERLING, VA

LEESBURG PIKE 61,603 VPD

Aldi Center

PALISADE PARKWAY 13,994 VPD

SULLY ROAD 87,305 VPD

Dulles Town Center

Cascades Marketplace



Potomac Run Plaza



Dulles Town Crossing II



Cascades Overlook Town Center

Dulles Town Crossing I

Sugarland Crossing

Town Center at Sterling

SITE PLAN

ALDI CENTER | STERLING, VA

5,498 SF AVAILABLE





ALDI CENTER | 21031 TRIPLESEVEN ROAD, STERLING, VA

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