

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 2025

	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





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LEESBURG PIKE 61,603 VPD

Aldi Center

PALISADE PARKWAY 13,994 VPD

SULLY ROAD 87,305 VPD

Dulles Town Center

The Cheesecake Factory REGAL DICK'S SPORTING GOODS

Cascades Marketplace

Giant Onelife FITNESS



Potomac Run Plaza

TARGET HomeGoods Total Wine & MORE



Dulles Town Crossing II

BEST BUY Nordstrom Rack TJ-maxx



Cascades Overlook Town Center

Harris Teeter CAVA WELLS FARGO

Dulles Town Crossing I

Walmart sam's club LOWE'S

Sugarland Crossing

OLD FASHIONED BURGERS Burlington LIDL

Town Center at Sterling

Giant DOLLAR TREE T Mobile

SITE PLAN

ALDI CENTER | STERLING, VA
5,498 SF AVAILABLE





ALDI CENTER | 21031 TRIPLESEVEN ROAD, STERLING, VA

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