

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	14,807	89,547	181,233
 DAYTIME POPULATION	15,056	41,001	113,092
 HOUSEHOLD INCOME	\$157,439	\$164,429	\$185,574
 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

SULTY ROAD 87,305 VPD

Dulles Town Center
The Cheesecake Factory REGAL DICK'S SPORTING GOODS

Cascades Marketplace
Giant Onelife FITNESS



NORTHERN VIRGINIA
COMMUNITY COLLEGE

DOMINION
HIGH SCHOOL

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
Oldemark 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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