

SPACE AVAILABLE



Aldi Center
Sterling, VA

5,498 SF available

RAPPAPORT
CULTIVATING PLACES®

Sterling

Virginia

- 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
- Vibrant trade area supported by strong demographics and dense residential neighborhoods



2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

Area Retailers





Aldi Center

SULLY ROAD 87,305 VPD

LEESBURG PIKE 61,603 VPD

PALISADE PARKWAY 13,994 VPD

Dulles Town Center

Cascades Marketplace



NORTHERN VIRGINIA
COMMUNITY COLLEGE

Potomac Run Plaza



DOMINION
HIGH SCHOOL

Dulles Town Crossing II



Cascades Overlook Town Center

Dulles Town Crossing I

Sugarland Crossing

Site Plan

5,498 SF available

Space #	Sq. Ft.	Tenant
100	-	Pure Hockey
110	-	AutoZone
130	-	Aldi
155	5,498	Available
160	-	Jersey Mike's Subs
170	-	VisionWorks
180	-	Quickway Hibachi
190	-	Chipotle

● Space Available



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