

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
The Cheesecake Factory REGAL DICK'S SPORTING GOODS

Cascades Marketplace
Giant onelife FITNESS



NORTHERN VIRGINIA COMMUNITY COLLEGE

Potomac Run Plaza
Target HomeGoods Total Wine & MORE



DOMINION HIGH SCHOOL

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
CHIPOTLE MEXICAN GRILL Burlington LIDL

Site Plan

5498 SF available

Space #	Sq. Ft.	Tenant
100	-	Pure Hockey
110	-	AutoZone
130	-	Aldi
155	5498	Available
160	-	Jersey Mike's Subs
170	-	VisionWorks
180	-	Quickway Hibachi
190	-	Chipotle

● Space Available



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