

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



2026 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

  **REGAL**  **DICK'S**
SPORTING GOODS

Cascades Marketplace

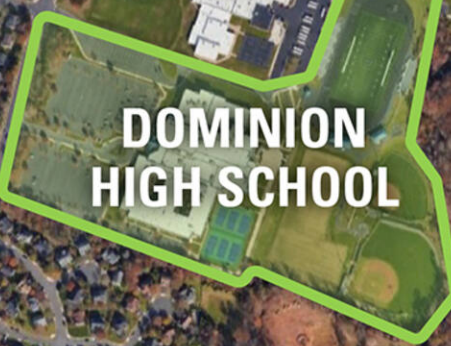
 **Giant**  **Onelife**
FITNESS



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**  **Burlington**  **LIDL**

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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