



Clock Tower Center

Sterling, VA

Office and retail space available

RAPPAPORT
CULTIVATING PLACES®

Sterling

Virginia

- 102,135 SF center located in the heart of Sterling
- \$1.5 Million renovations have been recently completed to the entire center
- In close proximity to Dulles, Reston & Tysons Corner
- Great mix of local and national retailers

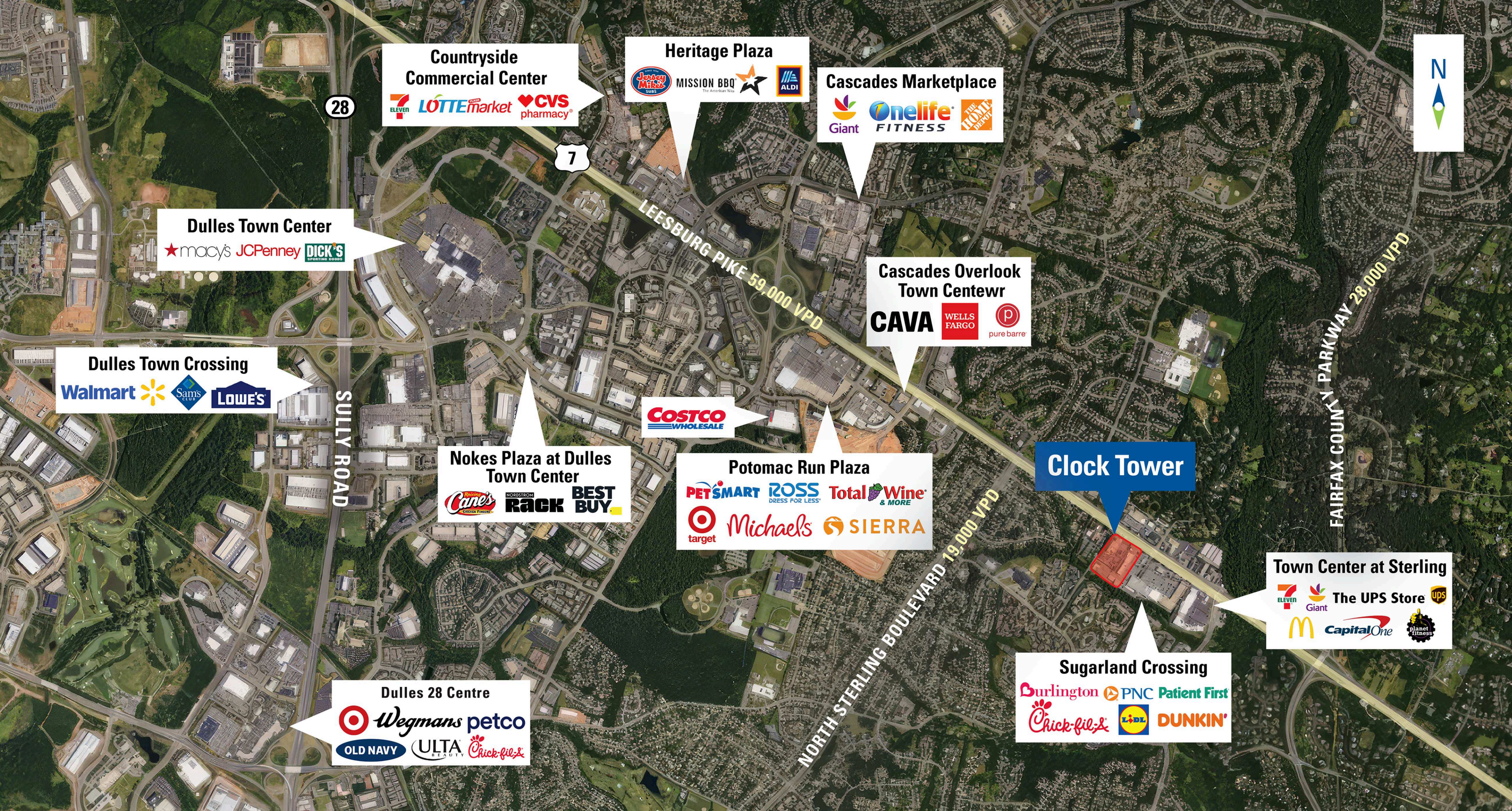


2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,586	111,221	204,883
Daytime Population	2,564	48,626	164,030
Household Income	\$180,176	\$195,429	\$187,676
Traffic Counts	59,000 on Route 7		

Area Retailers





28

7

Countryside Commercial Center



Heritage Plaza



Cascades Marketplace



Dulles Town Center



Dulles Town Crossing



SULLY ROAD

LEESBURG PIKE 59,000 VPD

Cascades Overlook Town Centewr



Nokes Plaza at Dulles Town Center



Potomac Run Plaza



Clock Tower

NORTH STERLING BOULEVARD 19,000 VPD

FAIRFAX COUNTY PARKWAY 28,000 VPD

Town Center at Sterling



Sugarland Crossing



Dulles 28 Centre



Clock Tower Center



Clock Tower

Cedar Lake Plaza
FedEx IHOP Walgreens

Sugarland Crossing
Burlington PNC Patient First
Chick-fil-A LIDL DUNKIN'

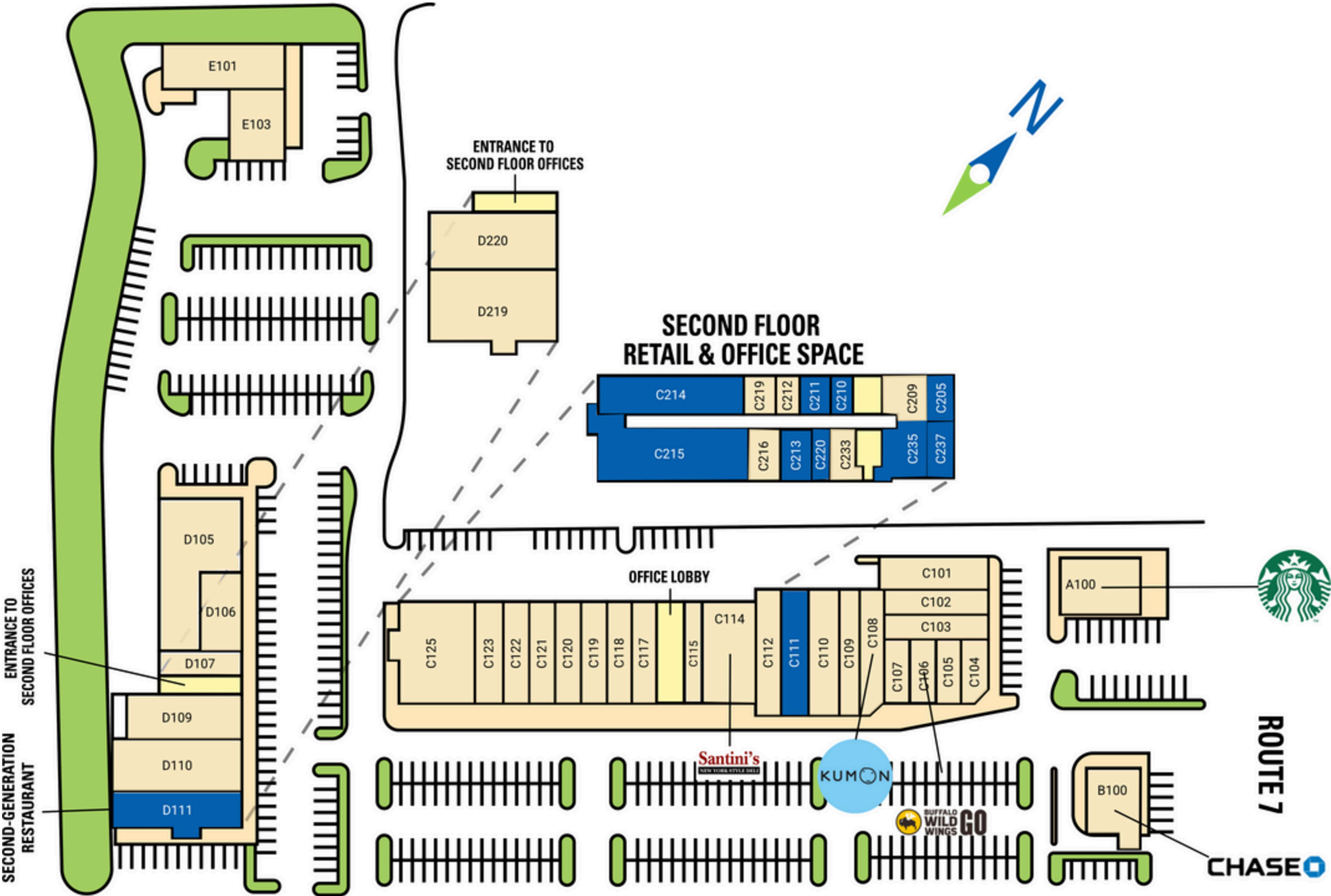
Town Center at Sterling
7-Eleven Giant The UPS Store
McDonald's Capital One Planet Fitness

Bowlero

Site Plan

736 - 4,090 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
A100	2,800	Starbucks
B100	2,200	Chase Bank
C101	1,500	La Miguelena Market
C102	1,500	Heritage Animal Hospital
C103	1,500	Route 7 Cigars
C104	1,000	Kung Fu Tea
C105	1,000	Nail Design
C106	1,000	Buffalo Wild Wings Go
C107	1,000	Supreme Wireless
C108	1,430	Kumon Learning Center
C109	2,520	Sahara Restaurant and Lounge
C110	2,000	Burger Factory
C111	2,000	Available
C112	1,990	Goldon Clock Jewelry
C114	4,800	Santini's
C115	800	Boutique Accessories

Space #	Sq. Ft.	Tenant
C117	1,600	Henry Artunduaga Hair Salon
C118	1,600	Puspa Day Spa & Laser
C119	1,600	H&R Block
C120	1,600	PostNet
C121	1,600	Alegrias Bakery
C122	1,600	Pollo Campeon
C123	1,600	Betty's Grill
C125	4,680	Tipicos Los Amigos
C205	1,200	Available
C209	4,587	Sterling Ballet Academy
C210	882	Available
C211	1,350	Available
C212	768	DIDI Africa Hair Braiding
C213	736	Available
C214	1,720	Available
C215	768	Available

Space #	Sq. Ft.	Tenant
C216	1,310	Claren
C219	911	Art & Beauty Academy
C220	4,090	Available
C233	100	Olga Boeva's Piano Studio
C235	3,181	Available
C237	3,081	Available
D105	6,680	Hogan & Sons
D106	1,950	High Up Convenience Store
D107	600	Sterling Auto Sales
D109	3,364	Great Falls Thrift & Antique
D110	4,136	Persian International Market
D111	2,500	Available
D219	4,900	Iglesia Pente, Nuevo Renacer
D220	5,061	First Break Pool Hall
E101	3,040	7 Car Wash
E103	2,700	PM Lube

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