



# 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



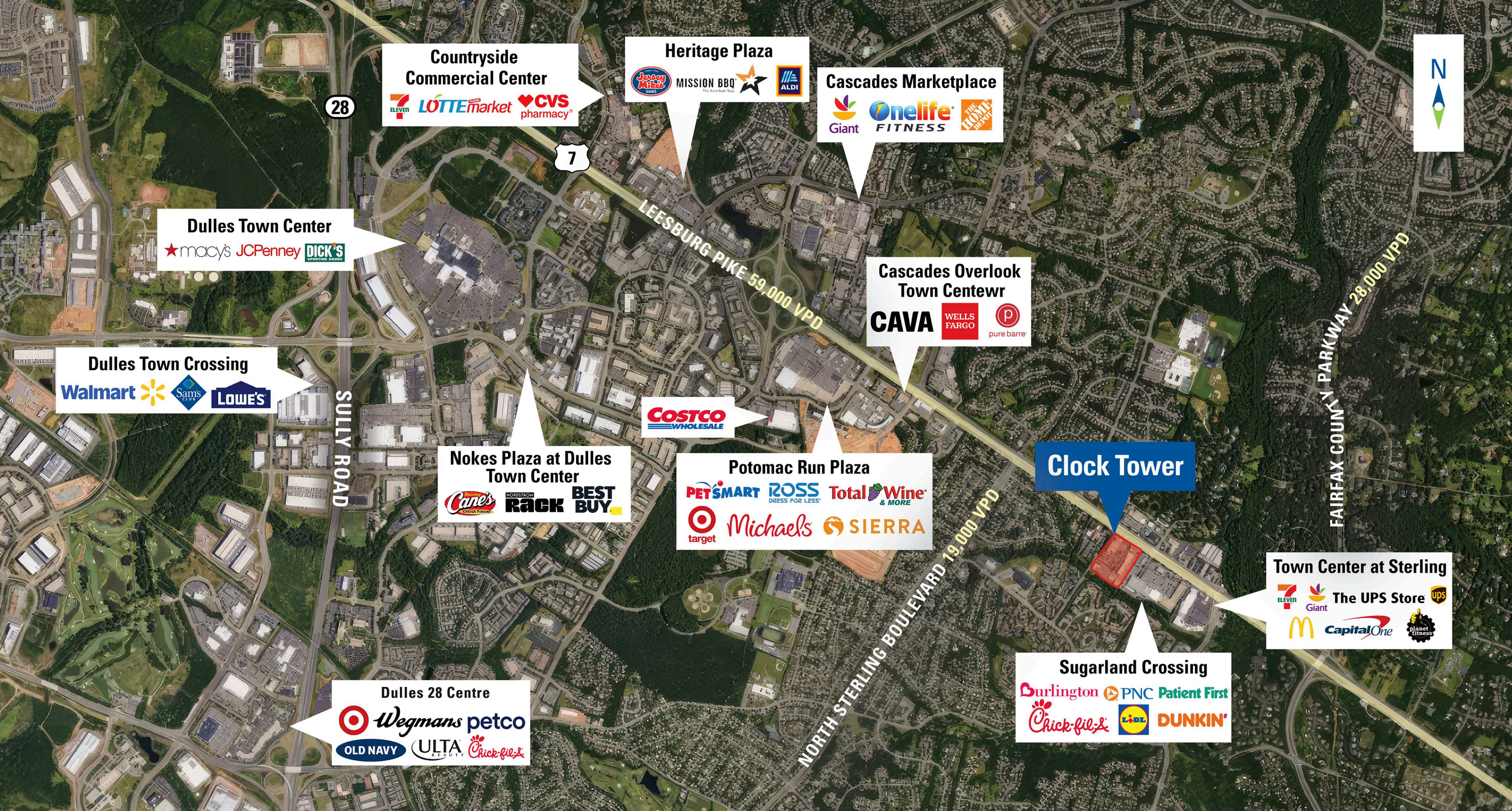
## 2026 Demographics

|                    | 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**



**COSTCO WHOLESALE**

**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**

Rolling Ridge  
Elementary School

**Sugarland Crossing**

**Burlington** **PNC** **Patient First**  
**Chick-fil-A** **Lowe's** **DUNKIN'**

**Town Center at Sterling**

**7-Eleven** **Giant** **The UPS Store** **UPS**  
**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    | 650     | DMV Taxes                   |

| 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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**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

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