



# Clock Tower Center

Sterling, VA

Office and retail space available



# 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.
<b>Population</b>	9,586	111,221	204,883
<b>Daytime Population</b>	2,564	48,626	164,030
<b>Household Income</b>	\$180,176	\$195,429	\$187,676
<b>Traffic Counts</b>	59,000 on Route 7		

## Area Retailers





**Countryside Commercial Center**  
 7-ELEVEN LOTTE Market CVS pharmacy

**Heritage Plaza**  
 Jersey Mike's SUBS MISSION BBQ ALDI

**Cascades Marketplace**  
 Giant Onelife FITNESS THE HOME DEPOT

**Dulles Town Center**  
 macy's JCPenney DICK'S SPORTING GOODS

**Dulles Town Crossing**  
 Walmart Sam's Club LOWE'S

**Nokes Plaza at Dulles Town Center**  
 Cane's CRACKEN FINERS INCROSTRON RACK BEST BUY

**COSTCO WHOLESALE**

**Potomac Run Plaza**  
 PET SMART ROSS DRESS FOR LESS Total Wine & MORE target Michaels SIERRA

**Cascades Overlook Town Centewr**  
 CAVA WELLS FARGO pure barre

**Clock Tower**

**Town Center at Sterling**  
 7-ELEVEN Giant The UPS Store UPS McDonald's CapitalOne planet fitness

**Dulles 28 Centre**  
 Target Wegmans petco OLD NAVY ULTA BEAUTY Chick-fil&

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



NORTH STERLING BOULEVARD 19,000 VPD

LEESBURG PIKE 59,000 VPD

FAIRFAX COUNTY PARKWAY 28,000 VPD

DRANESVILLE ROAD 16,800 VPD



**Clock Tower**

Cedar Lake Plaza

**FedEx** **IHOP** **Walgreens**

Rolling Ridge Elementary School

Sugarland Crossing

**Burlington** **PNC** **Patient First**

**Chick-fil-A** **LIDL** **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
<b>C111</b>	<b>2,000</b>	<b>Available</b>
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
<b>C205</b>	<b>1,200</b>	<b>Available</b>
C209	4,587	Sterling Ballet Academy
<b>C210</b>	<b>882</b>	<b>Available</b>
<b>C211</b>	<b>1,350</b>	<b>Available</b>
C212	768	DIDI Africa Hair Braiding
<b>C213</b>	<b>736</b>	<b>Available</b>
<b>C214</b>	<b>1,720</b>	<b>Available</b>
C215	650	DMV Taxes

Space #	Sq. Ft.	Tenant
C216	1,310	Claren
C219	911	Art & Beauty Academy
<b>C220</b>	<b>4,090</b>	<b>Available</b>
C233	100	Olga Boeva's Piano Studio
<b>C235</b>	<b>3,181</b>	<b>Available</b>
<b>C237</b>	<b>3,081</b>	<b>Available</b>
D105	6,680	Hogan & Sons
D106	1,950	High Up Convenience Store
D107	600	Sterling Auto Sales
<b>D109</b>	<b>3,364</b>	<b>Available</b>
D110	4,136	Persian International Market
D111	2,500	Neko Sushi
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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