



# 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





28

7



**Countryside Commercial Center**

7-ELEVEN LOTTE Market CVS pharmacy

**Heritage Plaza**

Jersey Mike's MISSION BBQ ALDI

**Cascades Marketplace**

Giant Onelife FITNESS THE HOME DEPOT

**Dulles Town Center**

macy's JCPenney DICK'S SPORTING GOODS

**Cascades Overlook Town Centewr**

CAVA WELLS FARGO pure barre

**Dulles Town Crossing**

Walmart Sam's Club LOWE'S

**COSTCO WHOLESALE**

**Nokes Plaza at Dulles Town Center**

Chester's CROSTROT RACK BEST BUY

**Potomac Run Plaza**

PET SMART ROSS DRESS FOR LESS Total Wine & MORE target Michaels SIERRA

**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'

**Clock Tower Center**



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
<b>C104</b>	<b>1,000</b>	<b>Available</b>
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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