# Clock Tower Center

Sterling, VA

Office and retail space available

RAPPAPORT
CULTIVATING PLACES®

# Sterling

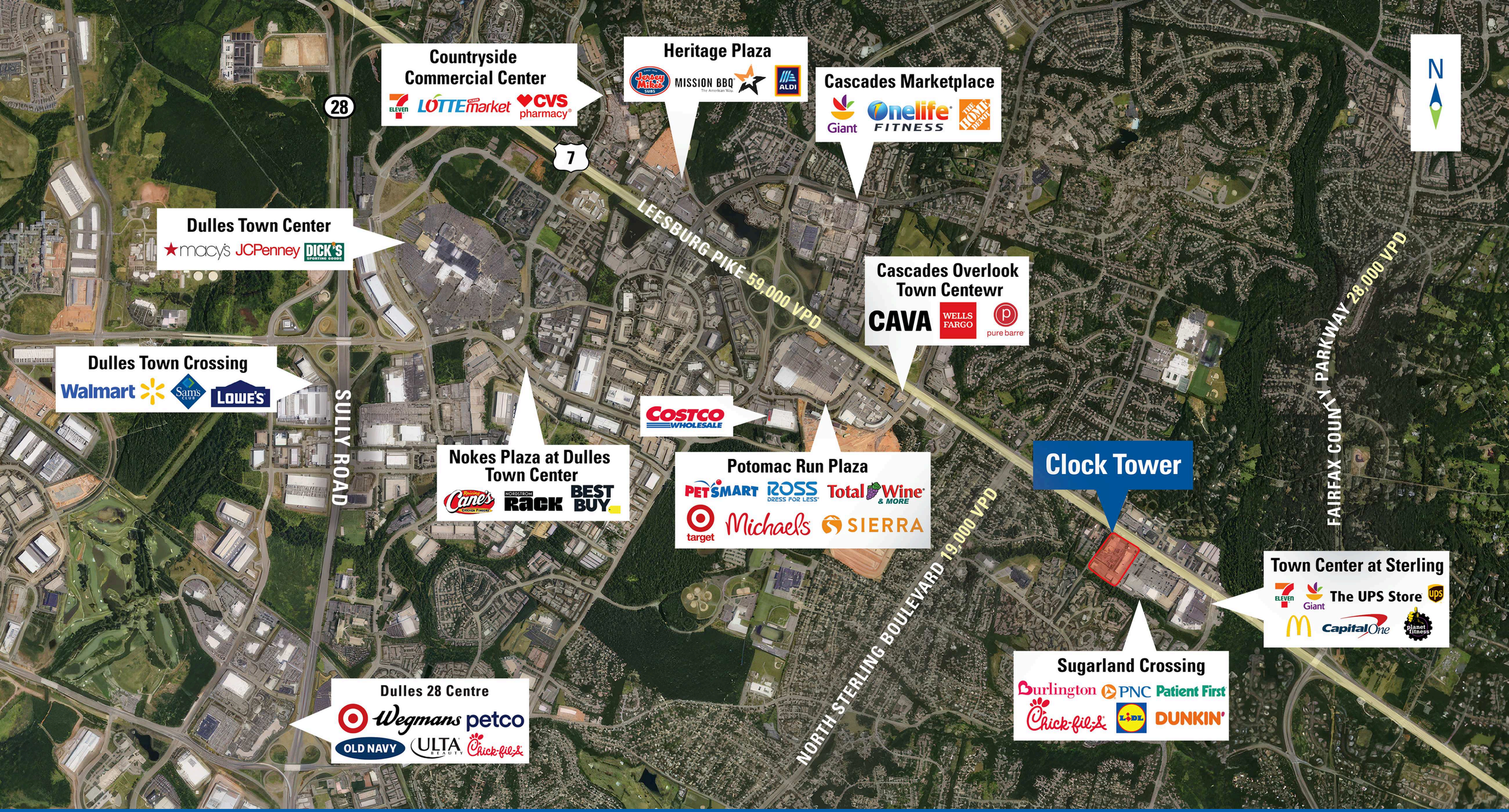
Virginia

- 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

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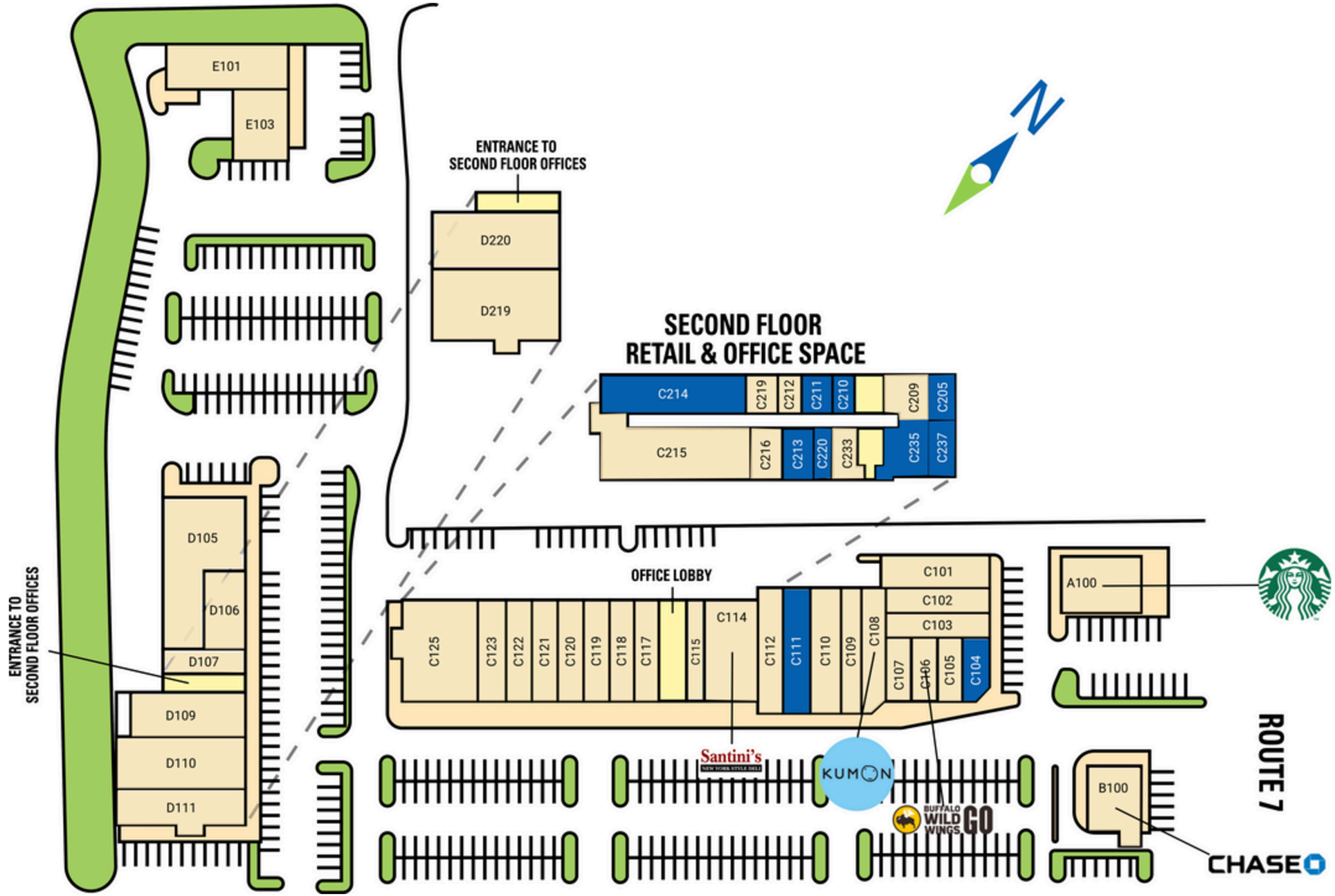
# Site Plan

736 - 4,090 SF available

Space Available



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# 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 | Available |
| 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 | Enigma Escape |
| 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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