Town Center at Sterling

Sterling, VA

1,491-10,000 SF Available

RAPPAPORT
CULTIVATING PLACES®

Sterling

Virginia

- 174,918 SF town center prominently located along Route 7 (Leesburg Pike), the major retail node of Sterling
- Highly visible at a signalized intersection with multiple points of entry for optimum access and ample parking on-site
- Surrounded by dense residential and daytime populations in the immediate trade area
- Strong national and regional tenancies in the shopping center







2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,928	113,209	202,194
Daytime Population	2,625	51,053	161,694
Household Income	$198,483	$195,901	$186,001
Traffic Counts	58,400 on Leesburg Pike (Route 7) 16,800 on Dranesville Road (Route 228)		

Area Retailers

DOLLAR TREE · Giant · planet fitness · SafeSplash Swim School · HARAZ



Town Center at Sterling

RAPPAPORT
CULTIVATING PLACES®

Retail Site Plan (Including Lower Levels)

1,491-10,000 SF Available

- Retail Space Available
- Storage Space Available
- Office or Storage Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	2,400	7-Eleven
02	2,006	Taco Zocalo
03	1,000	Bank of America
04	3,100	Banfield Pet Hospital
06	2,544	Town Center Cleaners
08	7,800	SafeSplash
09	10,000	Available
10	4,850	Available
11	46,935	Giant
14	9,201	Dollar Tree
17	5,043	Salon Plaza
18	24,475	Planet Fitness

Space #	Sq. Ft.	Tenant
20	5,078	Haraz Coffee
21	2,527	Manhattan Pizza
22	2,906	Legend Nail Spa
23	3,010	Clarkson Eyecare
24	7,248	Rio Cantina
25	3,086	C2 Education
26	1,400	Darya Kabob
27	1,718	Hangry Joe's Hot Chicken
28	1,291	The UPS Store
29	1,491	Available
30	4,000	Costa Verde
31	1,200	Sharkey's Cuts For Kids

Space #	Sq. Ft.	Tenant
32	1,600	Available
33	1,200	Kokee Bubble Tea
33A	2,829	CosmoProf
35	4,500	Firestone
36	5,940	McDonald's
37	4,540	Capital One
41A	3,260	Available
41B	593	Available
42	1,722	Available
44	1,380	Available
46	3,339	Available

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