

SUGARLAND CROSSING Sterling, VA 20164



PROJECT FACTS

GLA: 256,750 SF

- ▶ Peerless destination center located in the heart of highly affluent and fast-growing Loudoun County
- ▶ Center is located in affluent Loudoun County where the HH median income is \$147,111 and ranks as the wealthiest county in the US
- ▶ 58% of county residents have a Bachelor's degree or higher
- ▶ Center boasts a signalized entrance on heavily traveled Route 7 / Harry Byrd Highway

FEATURED TENANTS

Lidl, Burlington Coat Factory, Painted Tree Boutique, Patient First, Fortunoff Backyard Store

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,217	\$202,534	4,176
3 mile	106,246	\$200,621	35,299
5 mile	210,163	\$193,000	77,607

2025 ESRI



LOCATION

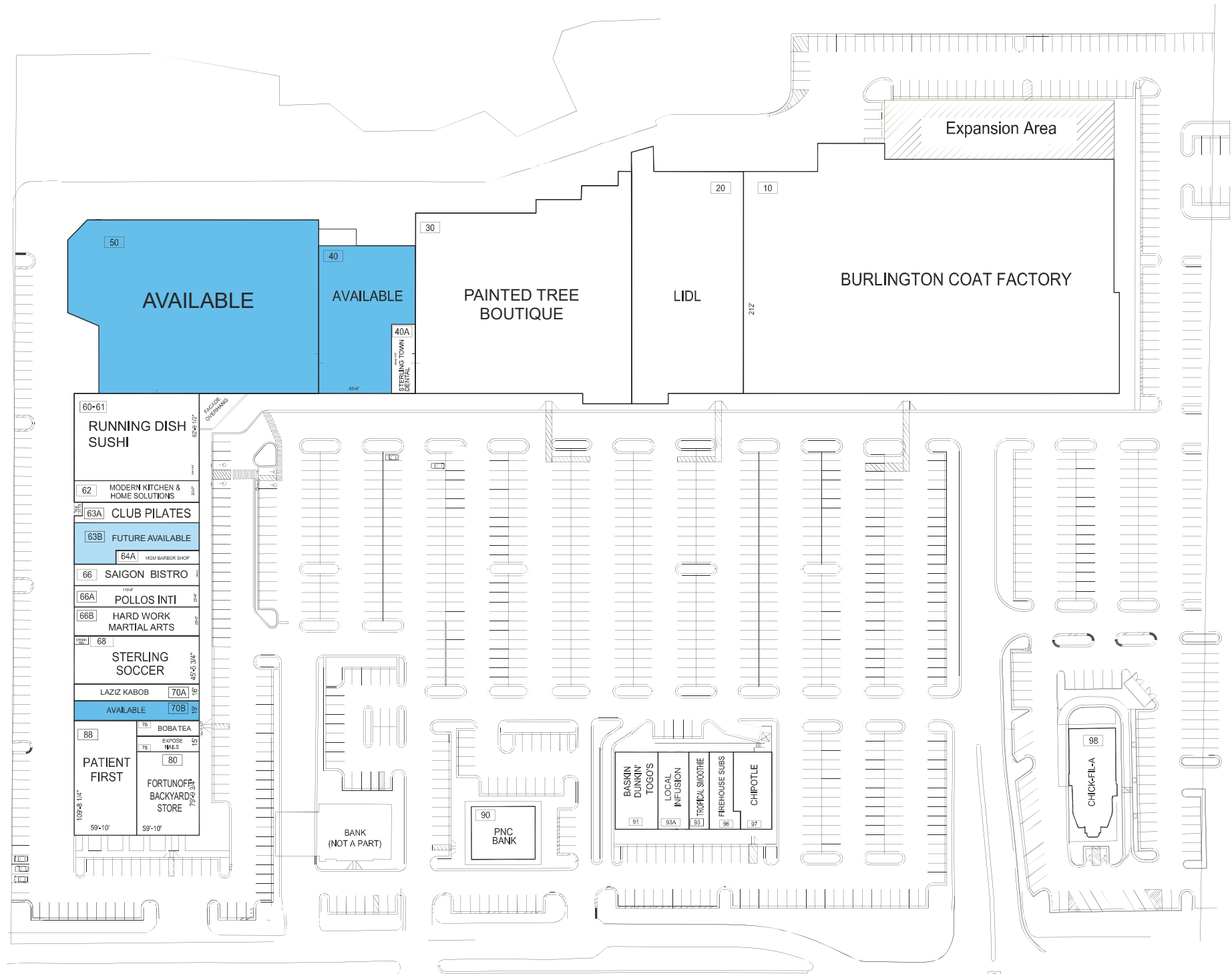
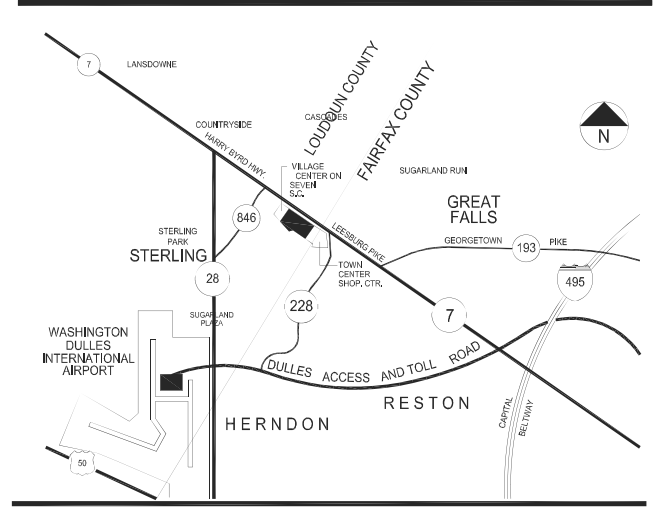
Route 7 & Community Place - Sterling, VA

LEASING CONTACT

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SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA



TENANT ROSTER

10	BURLINGTON COAT	77,444 SF	90	PNC BANK	3,000 SF
20	LIDL	26,114 SF	91	DUNKIN DONUTS	3,000 SF
30	PAINTED TREE BOUTIQUE	35,127 SF	93	TROPICAL SMOOTHIE	1,450 SF
40	AVAILABLE	12,500 SF	93A	LOCAL INFUSION	2,000 SF
40A	STERLING TOWN DENTAL	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	AVAILABLE	35,000 SF	97	CHIPOTLE	2,552 SF
60-61	RUNNING DISH SUSHI	10,180 SF	98	CHICK-FIL-A	4,300 SF
62	MODERN KITCHEN & HOME SOLUTIONS	2,495 SF			
63A	CLUB PILATES	2,257 SF			
63B	FUTURE AVAILABLE	3,685 SF			
64A	MGM BARBER SHOP	1,120 SF			
66	SAIGON BISTRO	2,445 SF			
66A	POLLOS INTI	2,452 SF			
66B	HARD WORK MARTIAL ARTS	3,350 SF			
68	STERLING SOCCER	5,440 SF			
70A	LAZIZ KABOB	1,797 SF			
70B	AVAILABLE	2,391 SF			
76	BOBA TEA & SNOW ICE HOUSE	900 SF			
78	EXPOSE NAILS	900 SF			
80	FORTUNOFF BACKYARD STORE	4,800 SF			
88	PATIENT FIRST	6,600 SF			

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 256,624 SF
 ZONED = PD-CC-SC
 REV. DATE = MAR 2026

SUGARLAND CROSSING

ROUTE 7
 LOUDOUN COUNTY, VIRGINIA 20164



COMBINED PROPERTIES INCORPORATED

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LEESBURG PIKE ROUTE #7

LEASING PLAN

SCALE 1"=120'