

# TOWN CENTER AT STERLING

## STERLING, VA

4,000 SF 2ND GEN RESTAURANT AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# TOWN CENTER AT STERLING

## STERLING, VA

- | 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

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	12,027	109,122	207,868
 DAYTIME POPULATION	9,750	94,942	247,742
 HOUSEHOLD INCOME	\$205,902	\$191,780	\$183,978
 TRAFFIC COUNTS	59,000 on Leesburg Pike (Route 7), 18,000 on Dranesville Road (Route 228)		

### CO-TENANTS





# TOWN CENTER AT STERLING STERLING, VA

## CASCADES MARKETPLACE



## POTOMAC RUN PLAZA



## CASCADES OVERLOOK TOWN CENTER



## SUGARLAND CROSSING



## TOWN CENTER AT STERLING



## CLOCK TOWER



N STERLING BOULEVARD

DRAINESVILLE ROAD 18,000 VPD

FAIRFAX COUNTY PARKWAY 31,000 VPD

LEESBURG PIKE 59,000 VPD



# RETAIL SITE PLAN (INCLUDING LOWER LEVELS)

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## TENANT LIST

### TOWN CENTER AT STERLING | STERLING, VA

#	SQ. FT	MERCHANT
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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	Pet Supplies Plus
10	4,850	Sterling Appliance
11	46,935	Giant
14	9,201	Dollar Tree

#	SQ. FT	MERCHANT
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17	5,043	Salon Plaza
18	24,475	Planet Fitness
20	5,078	Shiney's Sweets & Restaurant
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

#	SQ. FT	MERCHANT
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28	1,291	The UPS Store
29	1,491	Dr. Gloria Dental Care
30	4,000	Available
31	1,200	Sharkey's Cuts For Kids
32	1,600	T-Mobile
33	1,200	Kokee Bubble Tea
33A	2,829	CosmoProf
35	4,500	Firestone
36	5,940	McDonald's
37	4,540	Capital One



**TOWN CENTER AT STERLING | 21800 TOWNCENTER PLAZA, STERLING, VA**

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