

# 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

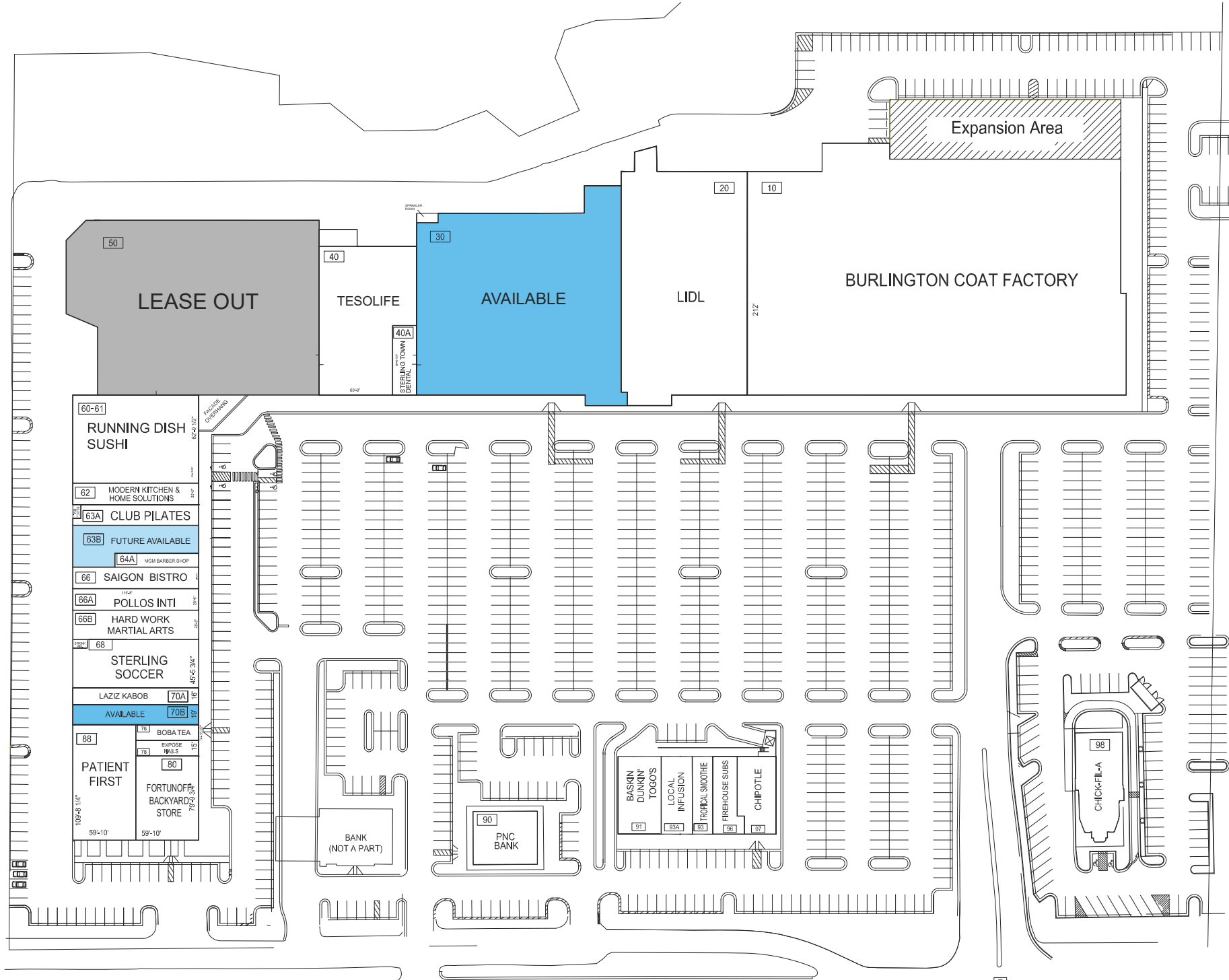
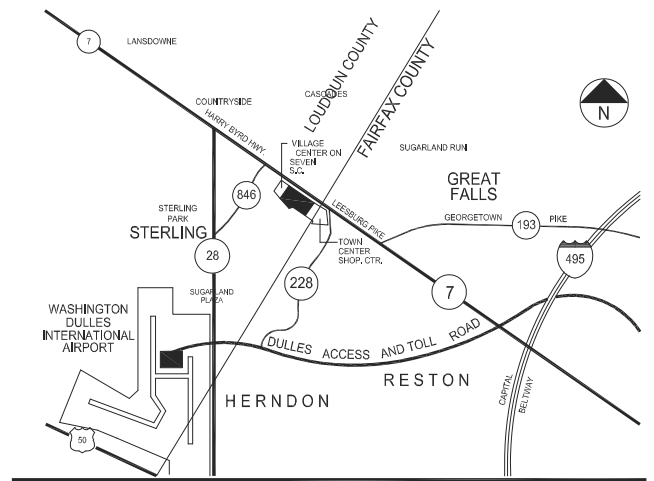
Route 7 & Community Place - Sterling, VA

## LEASING CONTACT

Andrew Iszard  
202.736.2827 | AndrewIszard@combined.biz

# 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    | AVAILABLE                       | 33,808 SF | 93  | TROPICAL SMOOTHIE | 1,450 SF |
| 40    | TESOLIFE                        | 12,500 SF | 93A | LOCAL INFUSION    | 2,000 SF |
| 40A   | STERLING TOWN DENTAL            | 1,607 SF  | 96  | FIREHOUSE SUBS    | 1,793 SF |
| 50    | LEASE OUT                       | 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 = MAY 2026

## SUGARLAND CROSSING

ROUTE 7  
 LOUDOUN COUNTY, VIRGINIA 20164



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
 Suite 1000 West  
 Bethesda, MD 20814  
 (202) 293-4500  
 FAX (202) 833-3013

THIS SHOPPING CENTER LAYOUT IS AN ILLUSTRATION AND IS SUBJECT TO MODIFICATION AND REVISION WITHOUT NOTICE TO OCCUPANTS. THE NUMBER OF SPACES AND THEIR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. APPROVAL BY ALL GOVERNMENT AGENCIES AND THE LOCAL BUSINESS COMMUNITY IS REQUIRED. THE LAYOUT AND DIMENSIONS OF THE SHOPPING CENTER ARE SUBJECT TO CHANGE.

50' 100'  
 APPROX. SCALE

LEESBURG PIKE ROUTE #7

# LEASING PLAN

SCALE 1"=120'