



RAPPAPORT

**STERLING, VA**  
**1,200 - 10,000 SF AVAILABLE**

# TOWN CENTER AT STERLING

## STERLING, VA

Prominently located along Route 7 (Leesburg Pike), the major retail node of the trade area, the Town Center at Sterling is a highly visible shopping destination serving the highly educated, affluent residential and daytime populations in the surrounding community. With multiple points of entry for ease of access, plenty of surface parking, as well as nationally recognized retailers such as Giant, Planet Fitness and Dollar Tree, this 188,109-square-foot center satisfies the wants and needs of residents and professionals for both Loudoun and Fairfax Counties.

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	10,172	105,403	196,448
 DAYTIME POPULATION	7,631	83,427	250,063
 HOUSEHOLD INCOME	\$158,562	\$162,641	\$156,944
 TRAFFIC COUNTS	59,000 on Leesburg Pike (Route 7) 18,000 on Dranesville Road (Route 228)		

### CO-TENANTS



TOWN CENTER AT STERLING  
STERLING, VA

# KIDS FIRST SWIM SCHOOL

215

Swim School

KIDS FIRST  
Year-Round  
Small Groups  
Private Instruction  
Mommy and Me  
Birthday Parties

SWIM SCHOOL  
Instruction  
703-444-9673  
www.kidsfirstswimschools.com  
ASK ABOUT OUR  
Winter Polar Bear Race

Parent & Me  
Class  
With your little  
Swimmer!

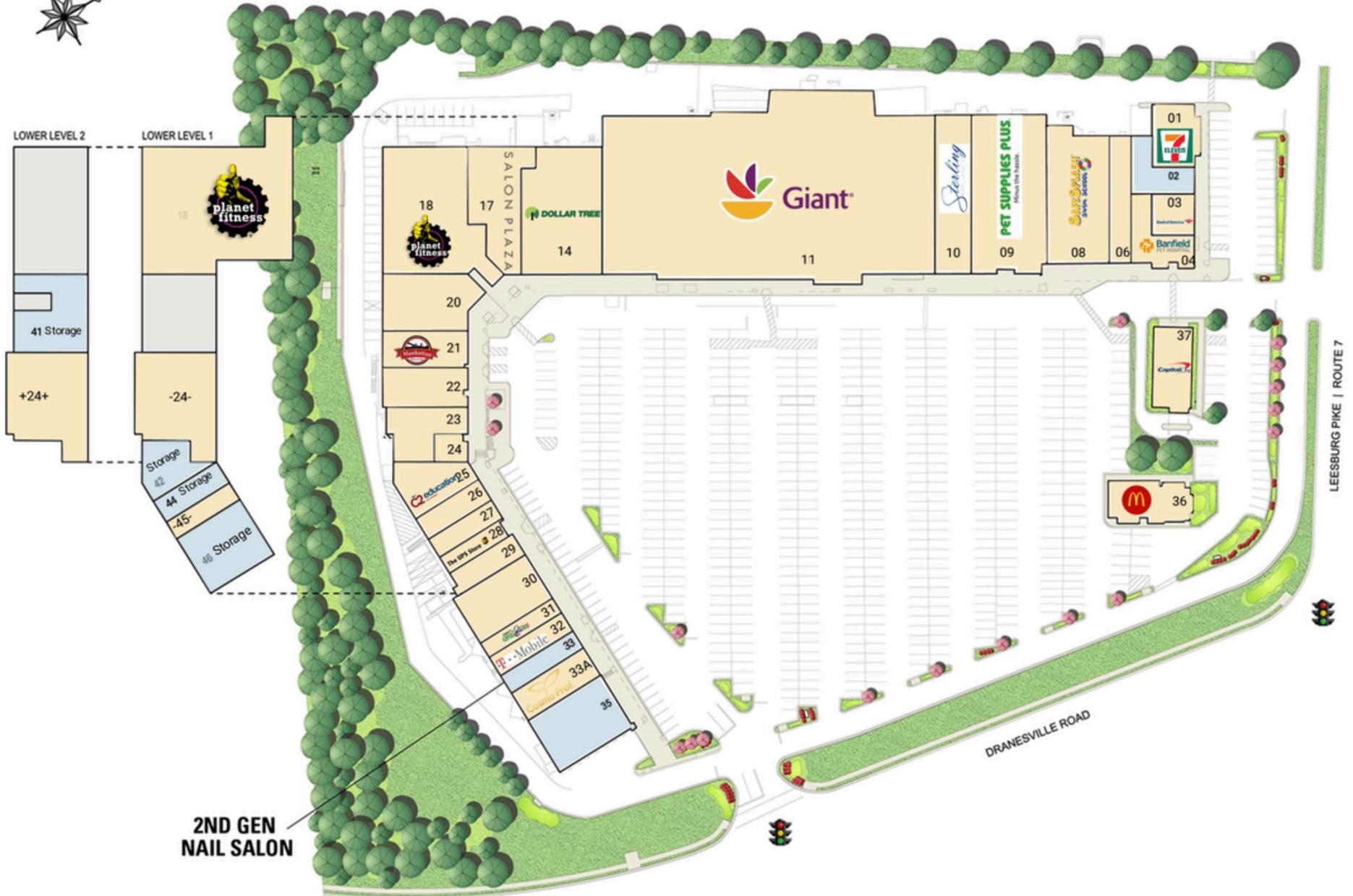
OPEN Kids First  
Kick First  
Come in & see about our  
& much more!

NO TRUCKS ALLOWED

# RETAIL SITE PLAN (INCLUDING LOWER LEVELS)

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

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