



TOWN CENTER AT STERLING |
Sterling, VA



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.

2024 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|---------------------------|---|-----------|-----------|
| 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



SALON PLAZA

Sterling, VA

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KIDS FIRST SWIM SCHOOL

215

Swim School

Developmental Swim Team Adult Classes

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

SWIM SCHOOL Instruction 703-444-9673

www.kidsfirstswimschools.com

Parent & Me Class With your little Swimmer!

OPEN Kids First Kick First Come in & see about our 9 week sessions

WELCOME

NO BICYCLES ALLOWED

NO PARKING IN DRIVEWAY FIRE LANE

ORGANIC DRY CLEANING

WED. SPECIAL 3 FOR 2 DRY CLEANING ONLY LOWEST GAINERS

KIDS FIRST Swim School NOW ENROLLING!

The Area



Retail Site Plan (Including Lower Levels)

● Space Available



Tenant List

| | | |
|----|-----------|-------------------------|
| 01 | 2,400 SF | 7-Eleven |
| 02 | 2,006 SF | Verizon Wireless |
| 03 | 1,000 SF | Bank of America |
| 04 | 3,100 SF | Banfield Pet Hospital |
| 06 | 2,544 SF | Town Center Cleaners |
| 08 | 7,800 SF | Kids First Swim Schools |
| 09 | 10,000 SF | Available |
| 10 | 4,850 SF | Silkway |
| 11 | 46,935 SF | Giant |
| 14 | 9,201 SF | Dollar Tree |

| | | |
|----|-----------|--------------------------------|
| 17 | 5,043 SF | Salon Plaza |
| 18 | 24,475 SF | Planet Fitness |
| 20 | 5,078 SF | Shiney's Sweets & Restaurant |
| 21 | 2,527 SF | Manhattan Pizza |
| 22 | 2,906 SF | Sterling Appliance |
| 23 | 3,010 SF | Drs. May, Hettler & Associates |
| 24 | 7,248 SF | Rio Cantina |
| 25 | 3,086 SF | C2 Education |
| 26 | 1,400 SF | Darya Kabob |
| 27 | 1,718 SF | Subway |

| | | |
|----|----------|------------------------|
| 28 | 1,291 SF | The UPS Store |
| 29 | 1,491 SF | Dr. Gloria Dental Care |
| 30 | 4,000 SF | Golden King |
| 31 | 1,200 SF | Available |
| 32 | 1,600 SF | T-Mobile |
| 33 | 1,200 SF | Pearl Nails & Spa |
| 34 | 2,829 SF | CosmoProf |
| 35 | 4,500 SF | Firestone |
| 36 | 4,540 SF | Capital One |
| 37 | 5,940 SF | McDonald's |

The Property



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rappaportco.com



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

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