



TOWN CENTER AT STERLING |

Sterling, VA



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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



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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

Developmental
Swim Team
Adult Classes

Parent & Me
Class
With your little
Swimmer!

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

NO PARKING
IN DRIVEWAY
FIRE LANE

ORGANIC
DRY CLEANING

WED. SPECIAL
3 FOR 2
DRY CLEANING ONLY
LOWEST GARNER

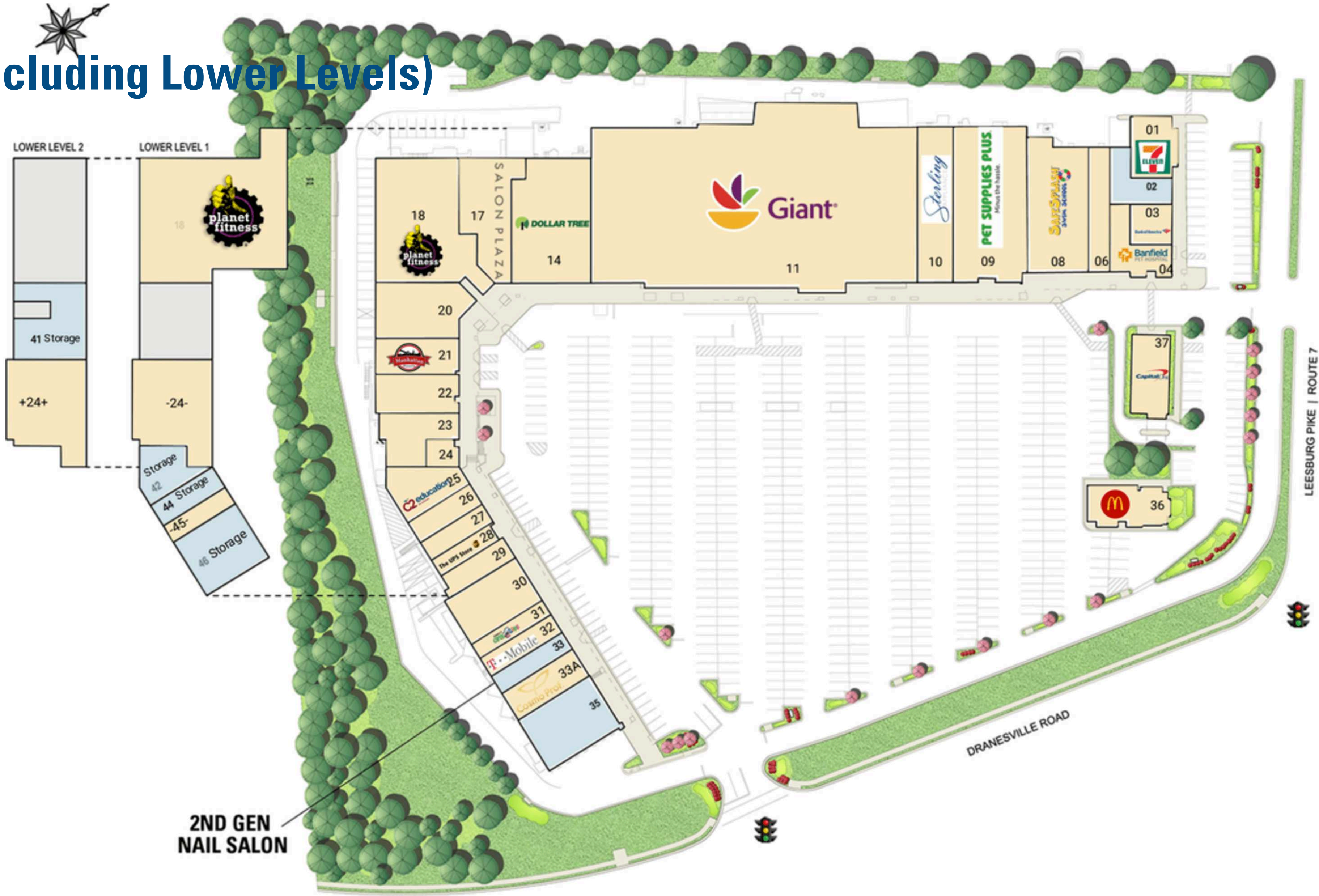
KIDS FIRST Swim School
NOW ENROLLING!

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

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288