



# TOWN CENTER AT STERLING

Sterling, VA

1,200 - 10,000 SF available



# 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.

## 2025 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	10,172	105,403	196,448
<b>Daytime Population</b>	7,631	83,427	250,063
<b>Household Income</b>	\$158,562	\$162,641	\$156,944
<b>Traffic Counts</b>	59,000 on Leesburg Pike (Route 7) 18,000 on Dranesville Road (Route 228)		

## Co-Tenants



# 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

www.kidsfirstswimschools.com

SWIM SCHOOL Instruction 703-444-9673

ASK ABOUT OUR Winter Pool keep kids

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 GAINING

KIDS FIRST Swim School NOW ENROLLING!

# Retail Site Plan (Including Lower Levels)

1,200 - 10,000 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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**

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