

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 (US News, 2022)
- ▶ 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, Party City, Patient First, JoAnn

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,752	\$199,324	4,332
3 mile	108,522	\$192,165	35,917
5 mile	208,655	\$183,975	76,351

2023 ESRI

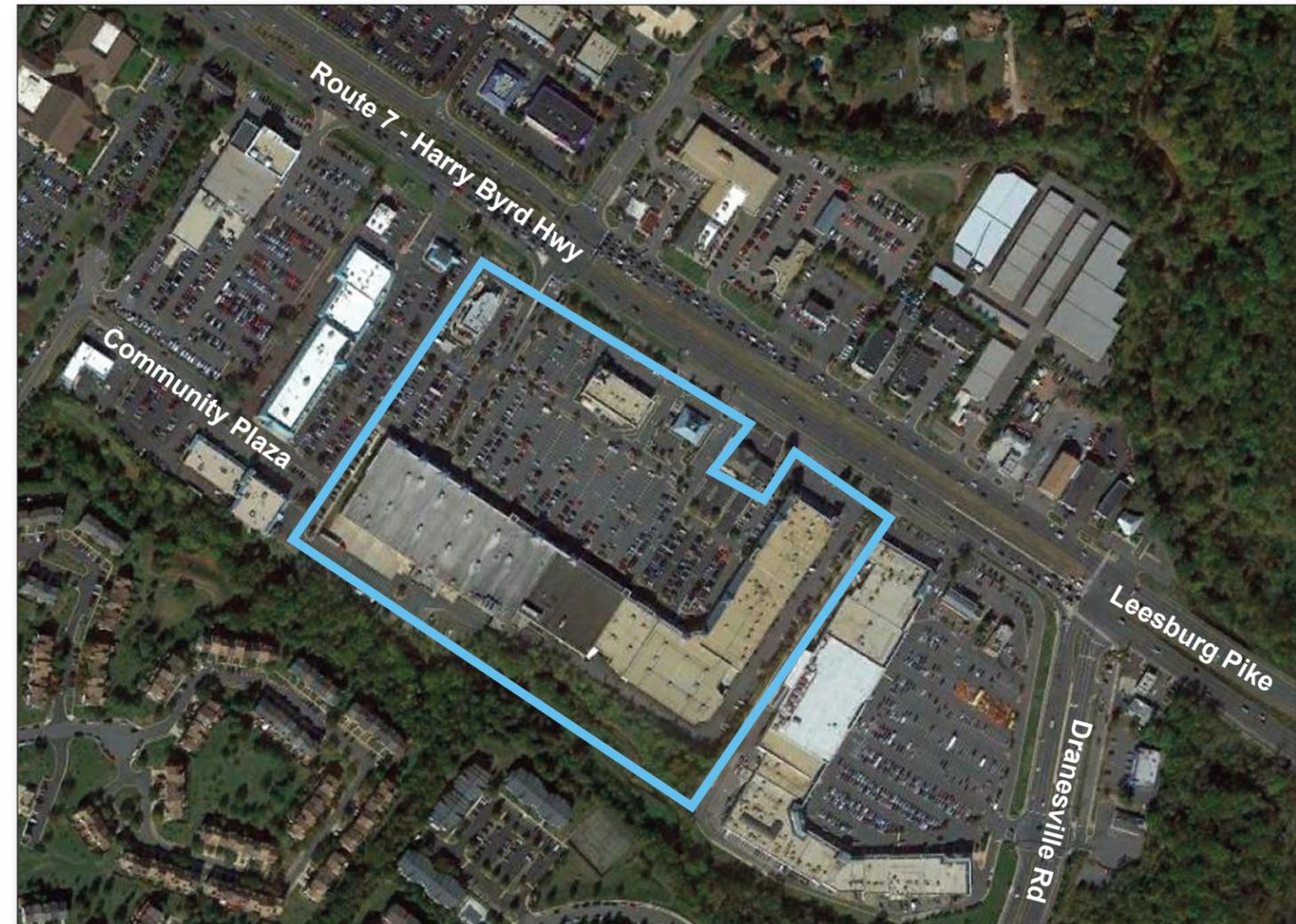


LOCATION

Route 7 & Community Place - Sterling, VA

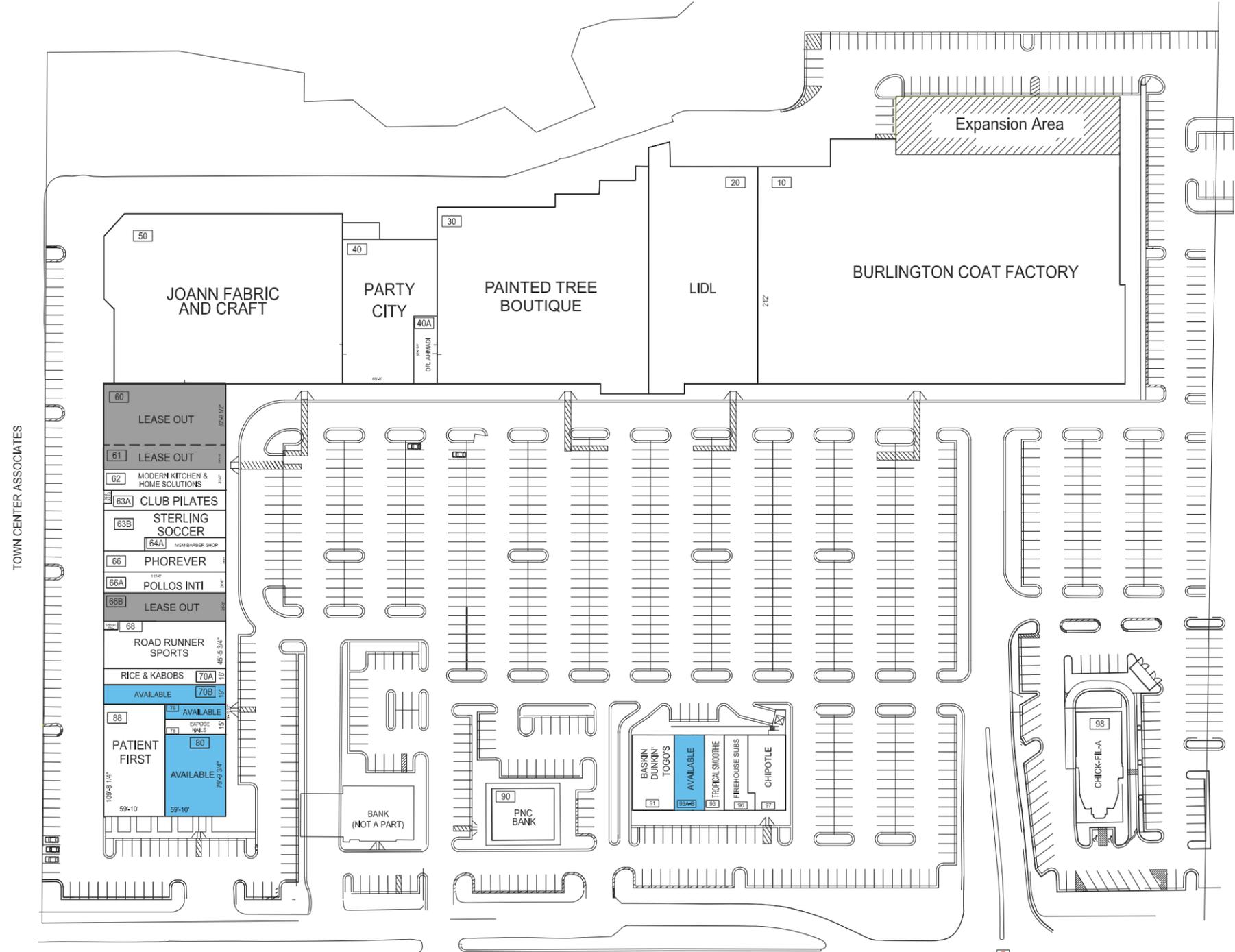
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA

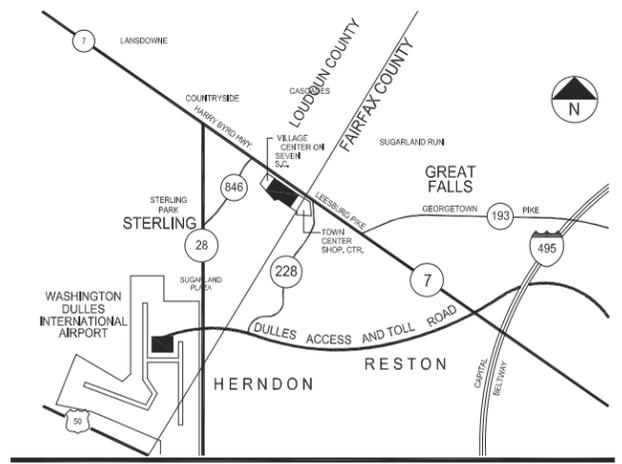


LEESBURG PIKE ROUTE #7

LEASING PLAN

SCALE 1"=120'

50' 100'
APPROX. SCALE



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	PAINTED TREE BOUTIQUE	35,127 SF	93A-B	AVAILABLE	2,000 SF
40	PARTY CITY	12,500 SF	93	TROPICAL SMOOTHIE	1,450 SF
40A	DR. AHMADI	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	JOANN FABRIC & CRAFTS	35,000 SF	97	CHIPOTLE	2,552 SF
60	LEASE OUT	7,680 SF	98	CHICK-FIL-A	4,300 SF
61	LEASE OUT	2,500 SF			
62	MODERN KITCHEN & HOME SOLUTIONS	2,495 SF			
63A	CLUB PILATES	2,257 SF			
63B	STERLING SOCCER	3,685 SF			
64A	MGM BARBER SHOP	1,120 SF			
66	PHOREVER	2,455 SF			
66A	POLLOS INTI	2,452 SF			
66B	LEASE OUT	3,350 SF			
68	ROAD RUNNER SPORTS	5,440 SF			
70A	RICE & KABOBS	1,797 SF			
70B	AVAILABLE	2,391 SF			
76	AVAILABLE	900 SF			
78	EXPOSE NAILS	900 SF			
80	AVAILABLE	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 = FEB 2023

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