



PROJECT FACTS

GLA: 266,000 SF

- ▶ Peerless destination center located in the heart of highly affluent and fast-growing Loudoun County
- ▶ Loudoun County ranked as the #2 wealthiest county in the U.S. (Census Bureau 2012) with a median HH income of \$118,934
- ▶ 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

Shoppers Food, Burlington Coat Factory, Party City

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,708	\$132,335	4,156
3 mile	104,602	\$147,864	35,543
5 mile	193,831	\$140,087	70,835

2016 ESRI



LOCATION

Route 7 & Community Place - Sterling, VA

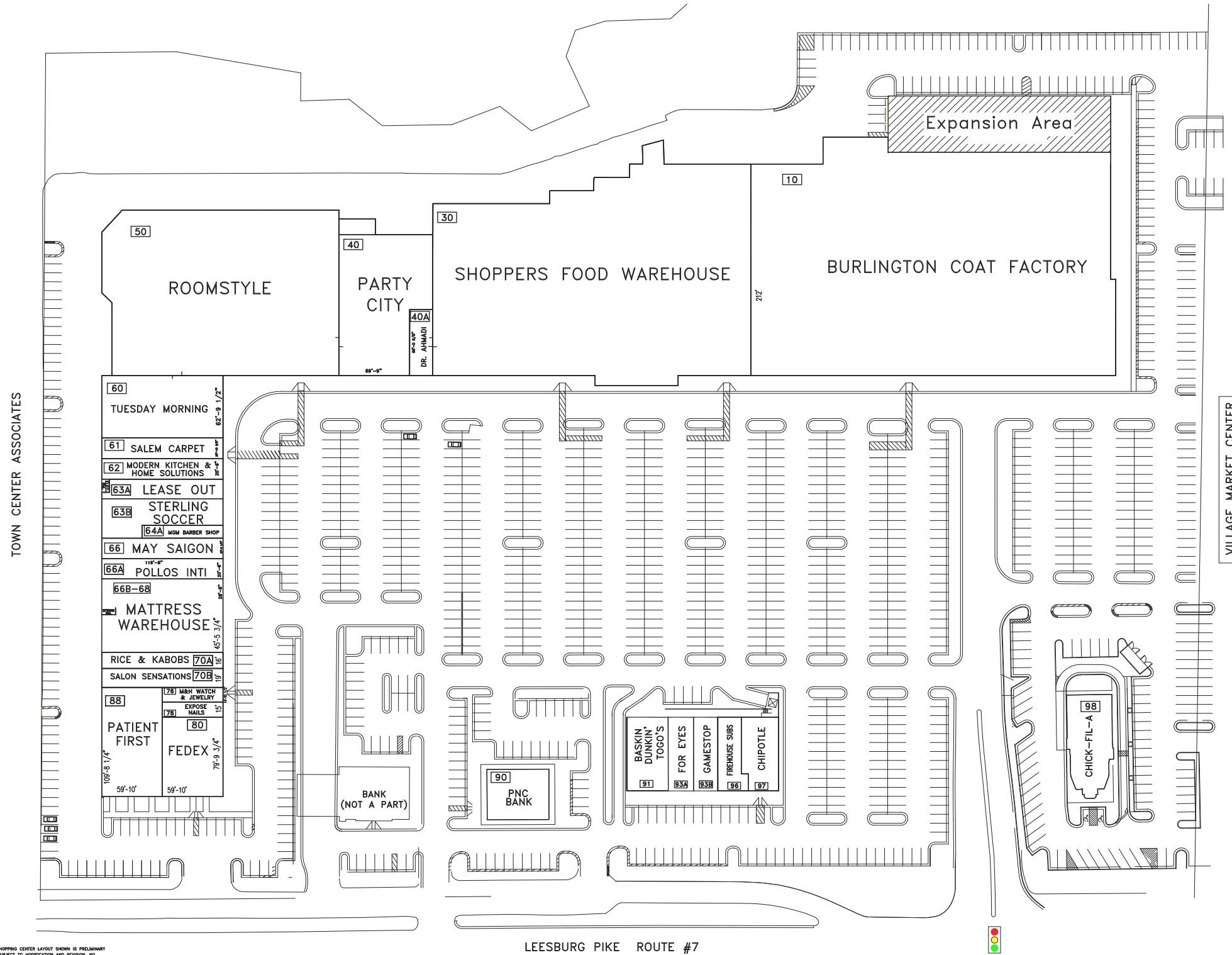
LEASING CONTACT

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SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA

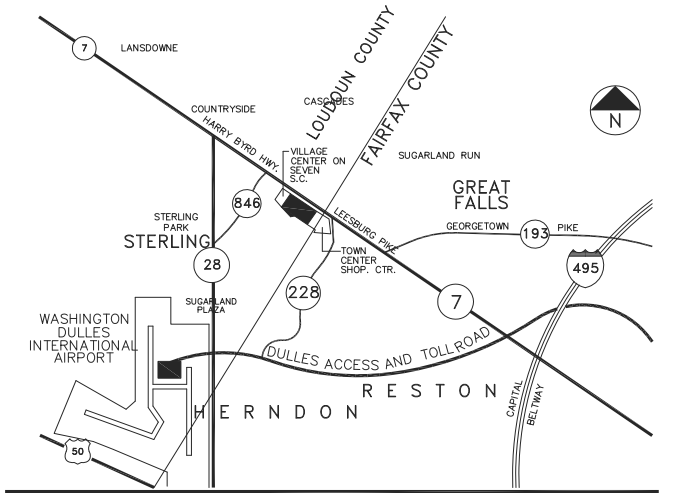


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

LEESBURG PIKE ROUTE #

LEASING PLAN

SCALE 1"=120



TENANT ROSTER

10	BURLINGTON COAT	77,444 SF	90	PNC BANK	3,000 SF
20-30	SHOPPERS FOOD	61,241 SF	91	DUNKIN DONUTS	3,000 SF
40	PARTY CITY	12,500 SF	93A	FOR EYES	2,000 SF
40A	DENTIST	1,607 SF	93B	GAMESTOP	1,450 SF
50	ROOMSTYLE	35,000 SF	96	FIREHOUSE SUBS	1,793 SF
60	TUESDAY MORNING	7,680 SF	97	CHIPOTLE	2,552 SF
61	SALEM CARPET	2,500 SF	98	CHICK-FIL-A	4,300 SF
62	MODERN KITCHEN & HOME SOLUTIONS	2,495 SF			
63A	LEASE OUT	2,257 SF			
63B	STERLING SOCCER	3,685 SF			
64A	MGM BARBER SHOP	1,120 SF			
66	MAY SAIGON	2,455 SF			
66A	POLLOS INTI	2,452 SF			
66B-68	MATTRESS WAREHOUSE	8,790 SF			
70A	RICE & KABOBS	1,797 SF			
70B	SALON SENSATIONAL	2,391 SF			
76	M&H WATCH & JEWELRY	900 SF			
78	EXPOSE NAILS	900 SF			
80	FEDEX	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 ■ 03.21.17

PLOT DATE = 03.21.17

SUGARLAND CROSSING

ROUTE 7
LOUDOUN COUNTY, VIRGINIA 20164



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