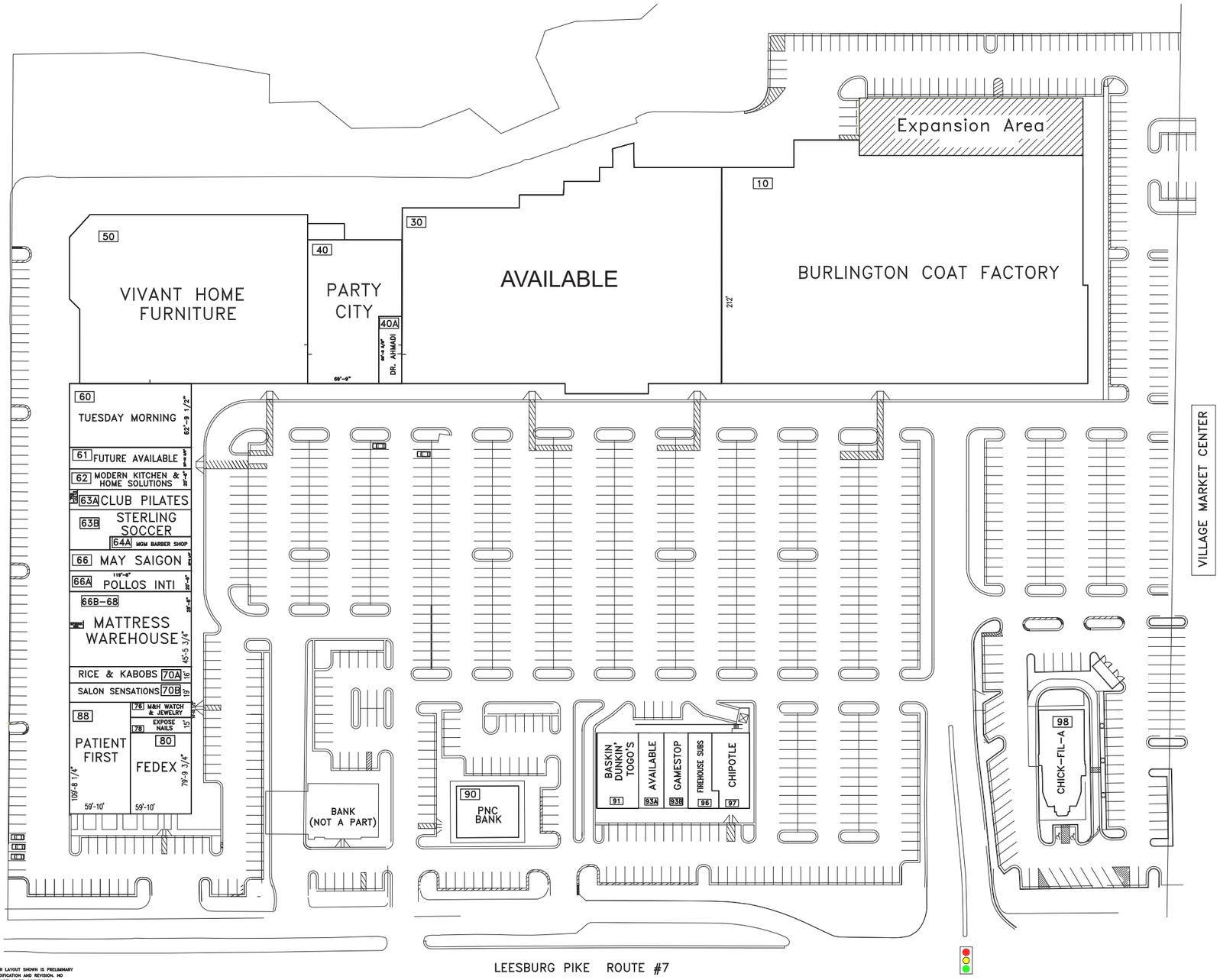
# SUGARLAND CROSSING

## LOUDOUN COUNTY, VIRGINIA



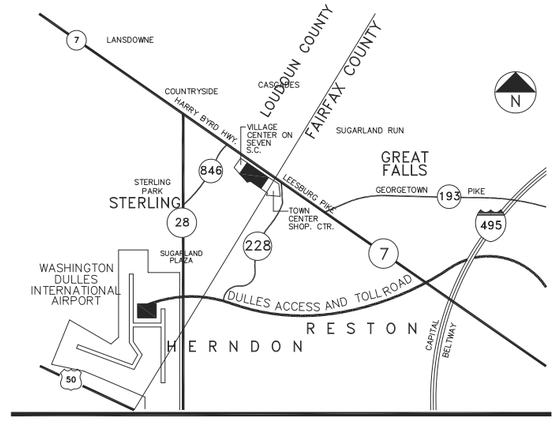

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES 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.

50' 100'

APPROX. SCALE

# LEASING PLAN

SCALE 1"=120'




## TENANT ROSTER

| | | |
|---|---|---|
| 10 | BURLINGTON COAT | 77,444 SF |
| 20-30 | AVAILABLE | 61,241 SF |
| 40 | PARTY CITY | 12,500 SF |
| 40A | DENTIST | 1,607 SF |
| 50 | VIVANT HOME FURNITURE | 35,000 SF |
| 60 | TUESDAY MORNING | 7,680 SF |
| 61 | FUTURE AVAILABLE | 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 | 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 |

| | |
|---|---|
| 90 | PNC BANK 3,000 SF |
| 91 | DUNKIN DONUTS 3,000 SF |
| 93A | AVAILABLE 2,000 SF |
| 93B | GAMESTOP 1,450 SF |
| 96 | FIREHOUSE SUBS 1,793 SF |
| 97 | CHIPOTLE 2,552 SF |
| 98 | CHICK-FIL-A 4,300 SF |

| | |
|---|---|
| PARKING PROVIDED = | |
| PARKING REQUIRED = | |
| GLA AS PER RENT ROLL = | 256,624 SF |
| ZONED = | April 2019 |
| REV. DATE = | 11.06.18 |
| PLOT DATE = | 11.21.18 |

# SUGARLAND CROSSING

ROUTE 7
LOUDOUN COUNTY, VIRGINIA 20164


COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013