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 \$134,464 and ranks as the wealthiest county (#1) in the U.S. as published by the Census Bureau (July 2017)
- 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

Burlington Coat Factory, Party City, Patient First

2018 DEMOGRAPHICS

	Population I	Avg HH Income	I Households
1 mile	12,830	\$143,279	4,193
3 mile	106,124	\$154,744	36,115
5 mile	195,387	\$147,221	71,321 2018 ESRI



LOCATION Route 7 & Community Place - Sterling, VA

LEASING CONTACT

Andrew Iszard 202.736.2827 | AndrewIszard@combined.biz





WEST COAST OFFICE

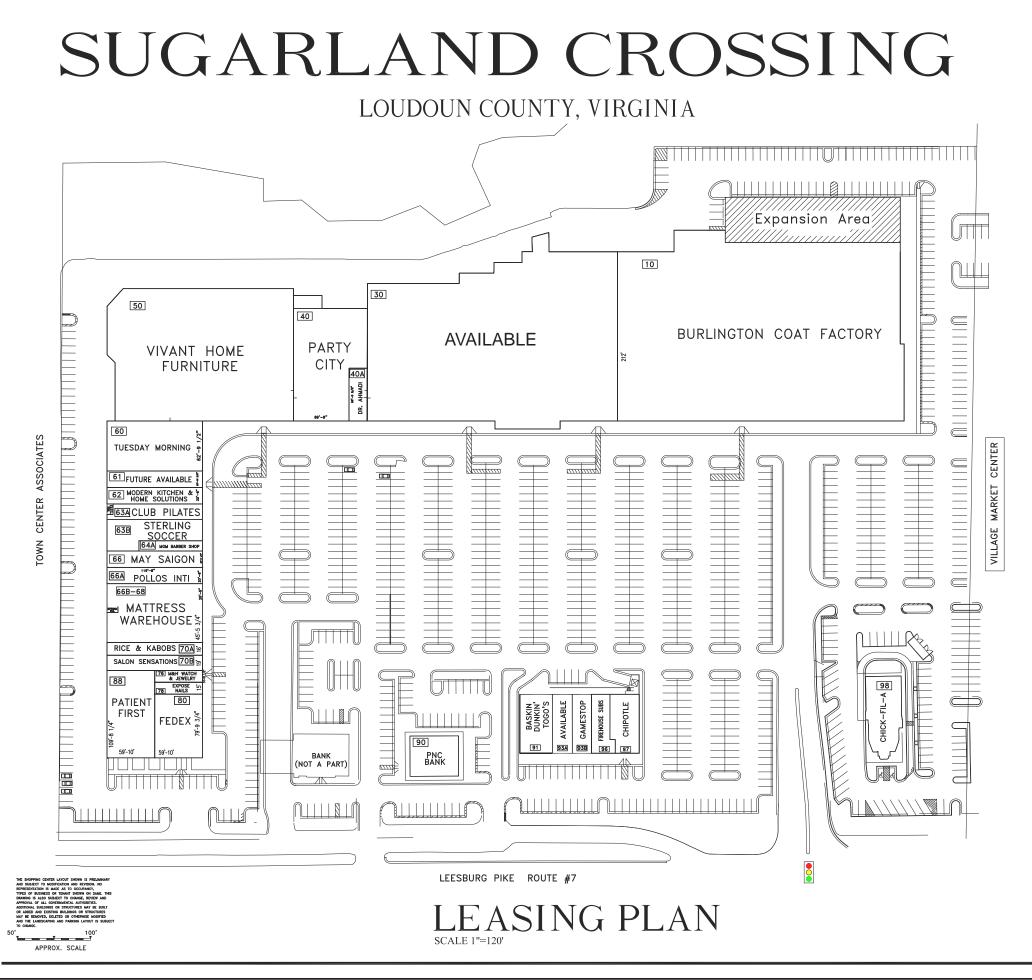
9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz

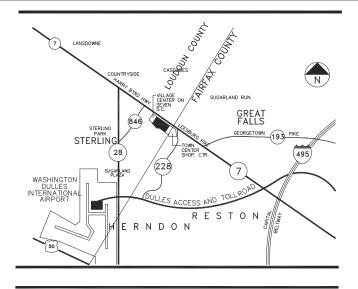


EAST COAST OFFICE 1025 Thomas Jefferson Street, NW | Ste 700 East | Washington, DC 20007 Office: 202.293.4500 | Fax: 202.833.3013 | www.combined.biz









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 63 KULB PILATES 2,257 SF 63B STERLING SOCCER 3,685 SF 64A MGM BARBER SHOP 1,120 SF 66A POLLOS INTI 2,455 SF 66B MATRESS WAREHOUSE 8,790 SF 70A RICE & KABOBS 1,797 SF 70B SALON SENSATIONAL 2,391 SF 76 MEH WATCH & JEWELK 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF 81 PATIENT FIRST 6,600 SF				
40 PARTY CITY 12,500 SF 40 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 NITCHEN & HOME SOLUTIONS 2,495 SF 63A CLUB PILATES 2,257 SF 63B STERLING SOCCER 3,685 SF 64A MGM BARBER SHOP 1,120 SF 66A POLLOS INTI 2,455 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	10	BURLINGTON COAT	77,444	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 MITCHEN & HOME SOLUTIONS 2,495 SF 63A CLUB PILATES 2,257 SF 63B STERLING SOCCER 3,685 SF 64A MGM BARBER SHOP 1,120 SF 66A POLLOS INTI 2,455 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	20-30	AVAILABLE	61,241	SF
50 VIVANT HOME FURNITURE 35,000 SF 60 TUESDAY MORNING 7,680 SF 61 FUTURE AVAILABLE 2,500 SF 62 MODERN MITCHEN & 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 MOVANT SAIGON 2,455 SF 66A POLLOS INTI 2,452 SF 66B-68 MATTRESS WAREHOUSE 8,709 SF 70A RICE & KABOBS 1,797 SF 70B SALON SENSATIONAL 2,311 SF 76 M&H WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	40	PARTY CITY	12,500	SF
60 TUESDAY MORNING 7,680 SF 61 FUTURE AVAILABLE 2,500 SF 62 MODERN NITCHEN & 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 8,709 SF 70A RICE & KABOBS 1,797 SF 70B SALON SENSATIONAL 2,311 SF 76 M&H WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	40A	DENTIST	1,607	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 2,331 SF 76 M&H WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	50	VIVANT HOME FURNITURE	35,000	SF
62 MODERN NITCHEN & 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 66Be 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	60	TUESDAY MORNING	7,680	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	61	FUTURE AVAILABLE	2,500	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 MGH WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	62	MODERN KITCHEN & HOME SOLUTIONS	2,495	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	63A	CLUB PILATES	2,257	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	63B	STERLING SOCCER	3,685	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	64A	MGM BARBER SHOP	1,120	SF
668-68 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	66	MAY SAIGON	2,455	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	66A	POLLOS INTI	2,452	SF
70B SALON SENSATIONAL 2,391 SF 76 M&H WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	66B-68	MATTRESS WAREHOUSE	8,790	SF
76 M&H WATCH & JEWELRY 900 SF 78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	70A	RICE & KABOBS	1,797	SF
78 EXPOSE NAILS 900 SF 80 FEDEX 4,800 SF	70B	SALON SENSATIONAL	2,391	SF
80 FEDEX 4,800 SF	76	M&H WATCH & JEWELRY	900	SF
	78	EXPOSE NAILS	900	SF
88 PATIENT FIRST 6,600 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



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