



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	Avg HH Income	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

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LOUDOUN COUNTY, VIRGINIA



SCALE 1"=120'

50' 100'

APPROX. SCALE



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

ROUTE 7
LOUDOUN COUNTY, VIRGINIA 20164



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