



### 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 \$142,299 and ranks as the wealthiest county (#1) in the U.S. as published by the Census Bureau (2019)
- ▶ 58% of county residents have a Bachelor's degree or higher
- ▶ Center boasts a signalized entrance on heavily traveled Route 7 / Harry Byrd Highway

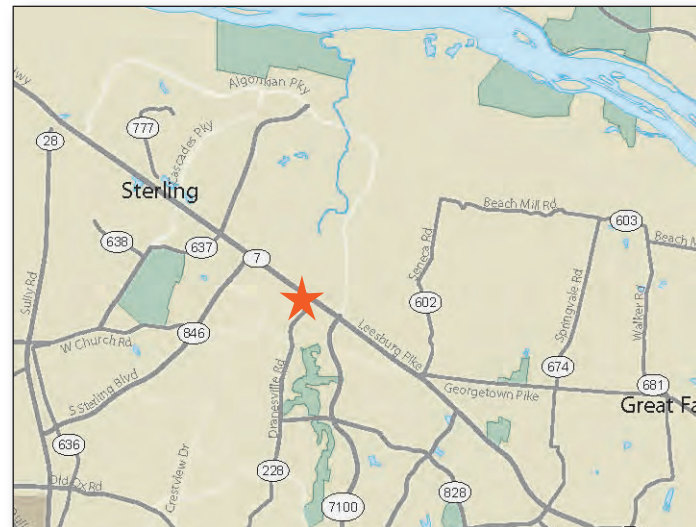
### FEATURED TENANTS

Lidl, Burlington Coat Factory, Party City, Patient First, JoAnn

### 2019 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,875	\$152,623	4,191
3 mile	106,475	\$161,171	36,075
5 mile	197,307	\$156,735	71,913

2019 ESRI



**LOCATION**  
Route 7 & Community Place - Sterling, VA

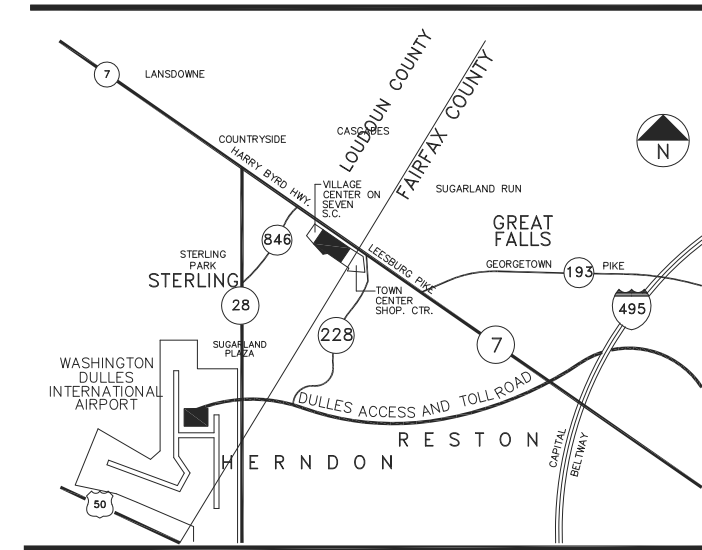
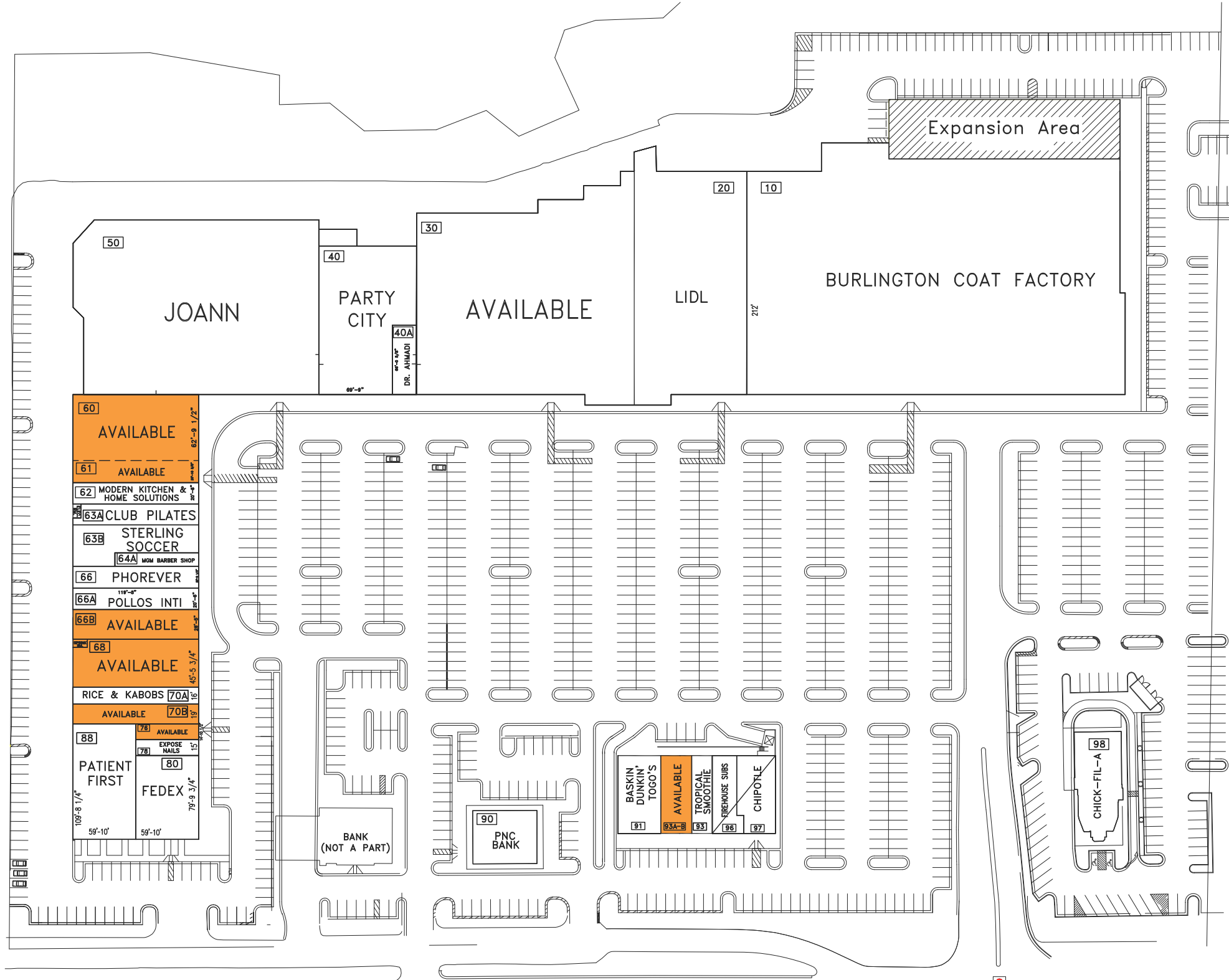
### LEASING CONTACT

Andrew Iszard  
202.736.2827 | Andrewlszard@combined.biz



# SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA



## 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	AVAILABLE	35,127 SF	93	TROPICAL SMOOTHIE CAFE	1,450 SF
40	PARTY CITY	12,500 SF	93A-B	AVAILABLE	2,000 SF
40A	DENTIST	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	JOANN FABRIC	35,000 SF	97	CHIPOTLE	2,552 SF
60	AVAILABLE	7,680 SF	98	CHICK-FIL-A	4,300 SF
61	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	PHOREVER	2,455 SF			
66A	POLLOS INTI	2,452 SF			
66B	AVAILABLE	3,399 SF			
68	AVAILABLE	5,350 SF			
70A	RICE & KABOBS	1,797 SF			
70B	AVAILABLE	2,391 SF			
76	AVAILABLE	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 = JAN 2020

SUGARLAND CROSSING  
 ROUTE 7  
 LOUDOUN COUNTY, VIRGINIA 20164

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

LEESBURG PIKE ROUTE #7  
**LEASING PLAN**  
 SCALE 1"=120'

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