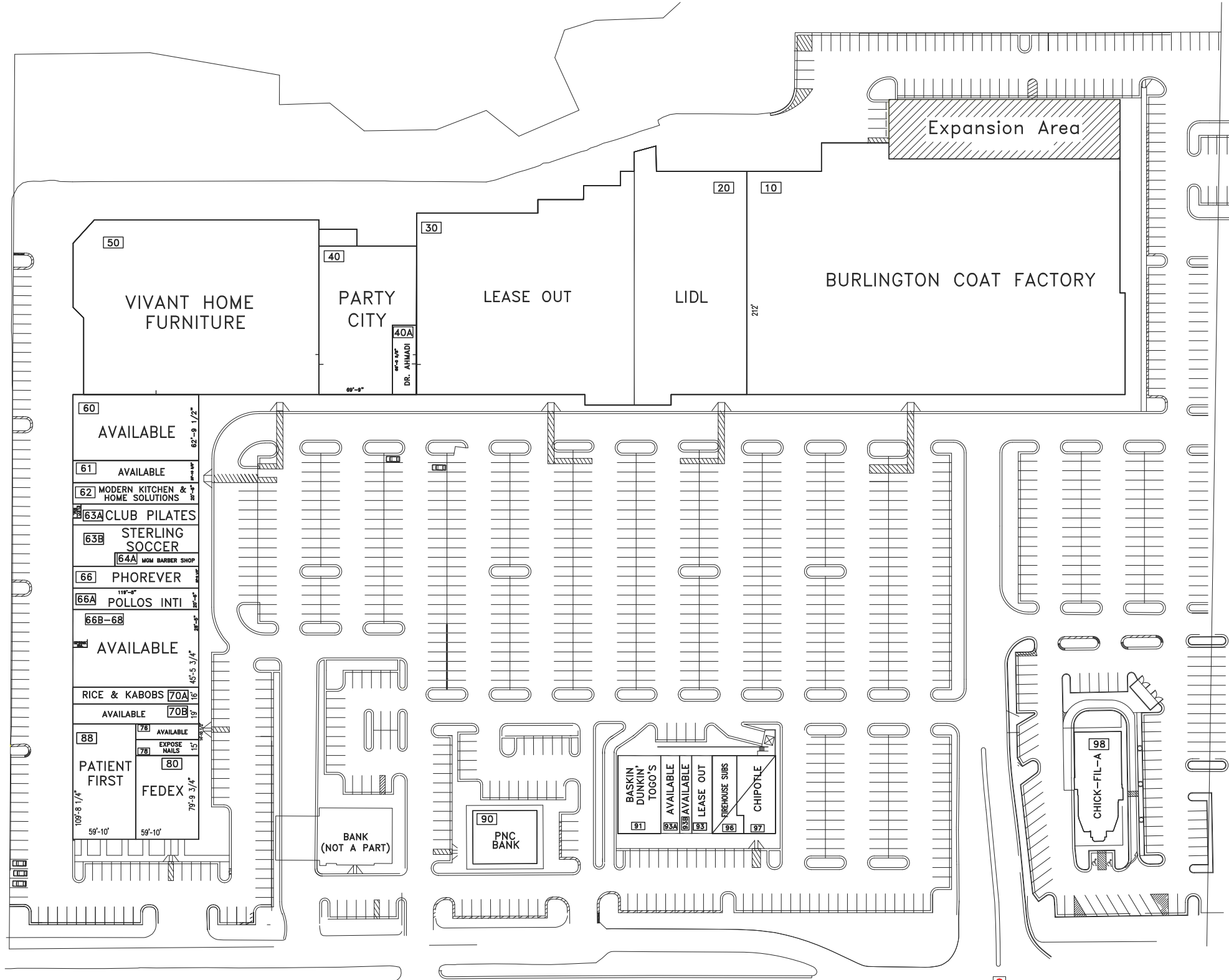


SUGARLAND CROSSING

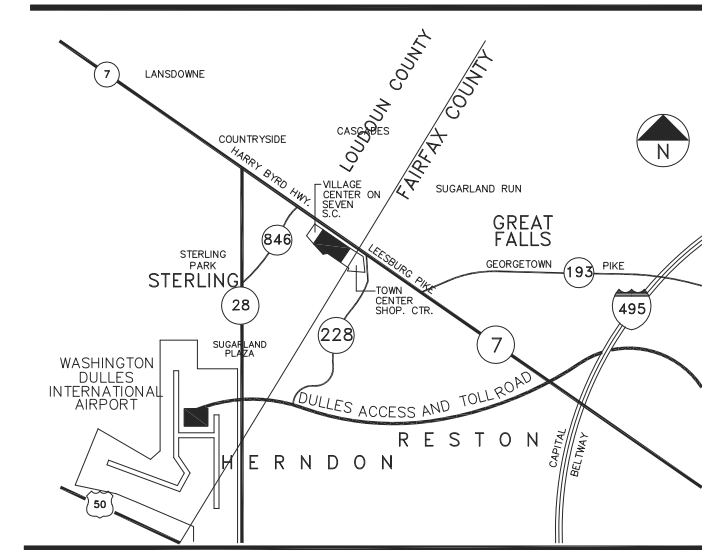
LOUDOUN COUNTY, VIRGINIA



LEESBURG PIKE ROUTE #7

LEASING PLAN

SCALE 1"=120'



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	LEASE OUT	35,127 SF	93	LEASE OUT	1,450 SF
40	PARTY CITY	12,500 SF	93A	AVAILABLE	1,334 SF
40A	DENTIST	1,607 SF	93B	AVAILABLE	666 SF
50	VIVANT HOME FURNITURE	35,000 SF	96	FIREHOUSE SUBS	1,793 SF
60	AVAILABLE	7,680 SF	97	CHIPOTLE	2,552 SF
61	AVAILABLE	2,500 SF	98	CHICK-FIL-A	4,300 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-68	AVAILABLE	8,790 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

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

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