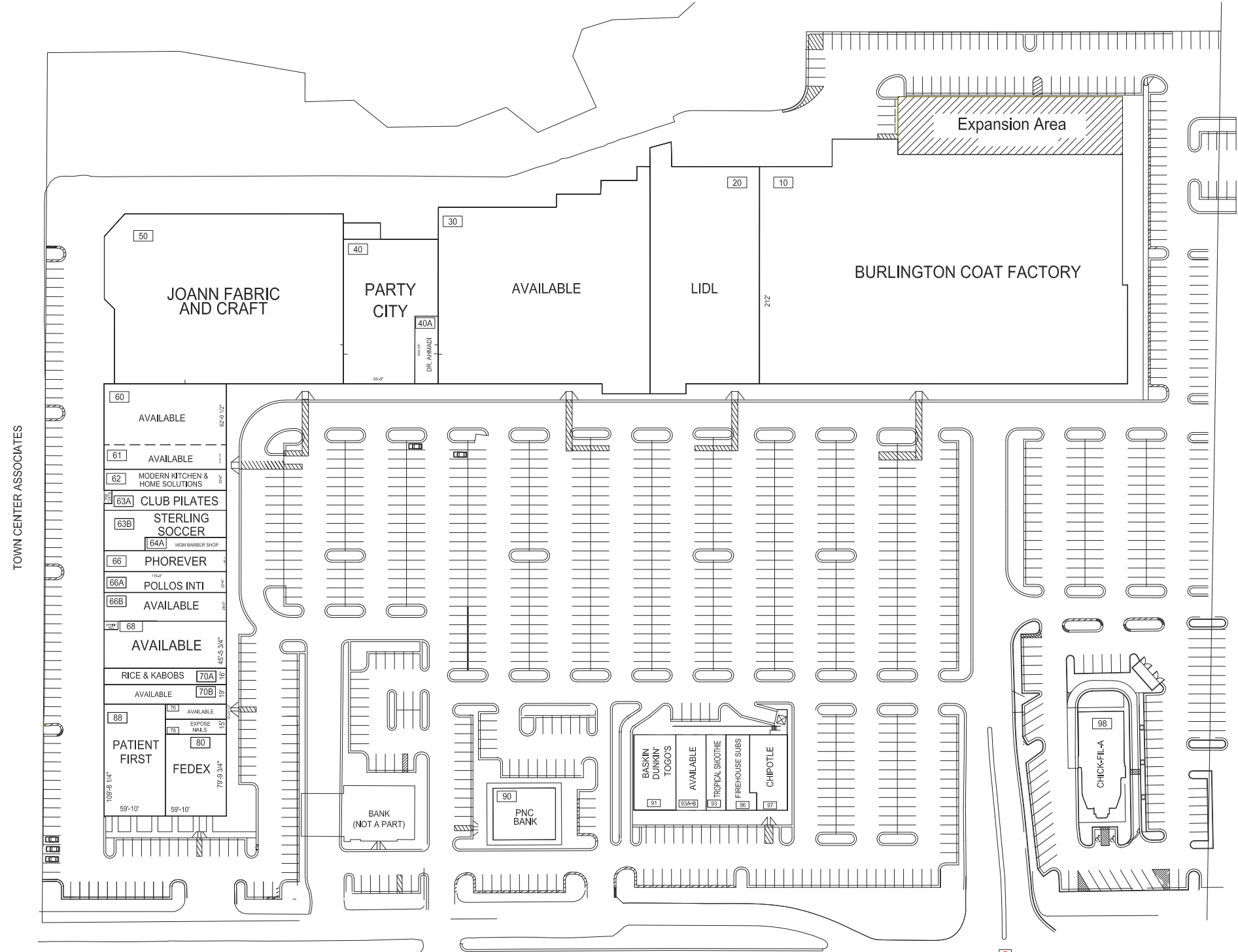


SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA

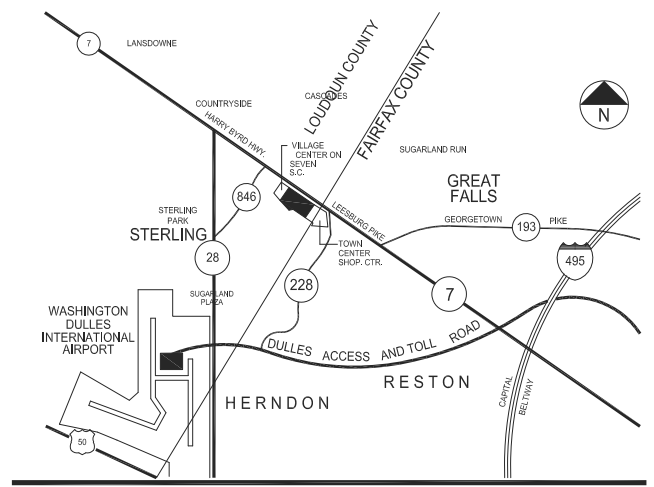


LEESBURG PIKE ROUTE #7

LEASING PLAN

SCALE 1"=120'

50' 100'
APPROX. SCALE



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	93A-B	AVAILABLE	2,000 SF
40	PARTY CITY	12,500 SF	93	TROPICAL SMOOTHIE	1,450 SF
40A	DR. AHMADI	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	JOANN FABRIC & CRAFTS	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	3,350 SF			
68	AVAILABLE	5,440 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 = MAR 2021

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