



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

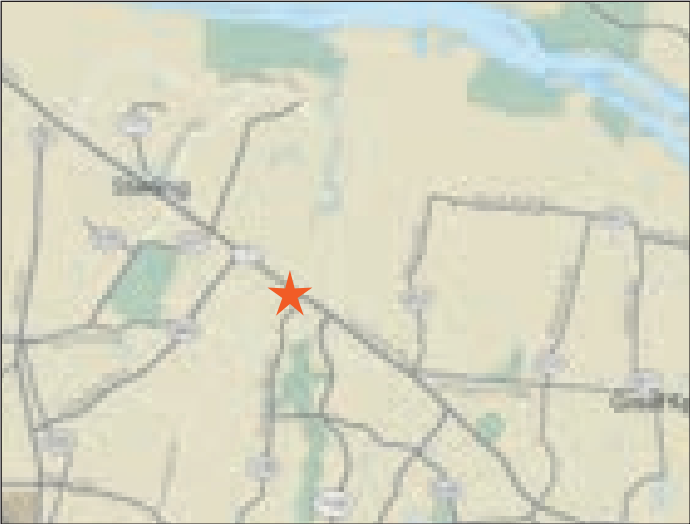
FEATURED TENANTS

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

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,660	\$176,316	4,151
3 mile	105,191	\$173,436	35,879
5 mile	199,868	\$166,851	73,863

2021 ESRI



LOCATION

Route 7 & Community Place - Sterling, VA

LEASING CONTACT

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LOUDOUN COUNTY, VIRGINIA



# 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



SCALE 1"=120'

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATIONS ARE MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHARING OR SHARE. 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