SUGARLAND CROSSING Sterling, VA 20164





GLA: 256,750 SF

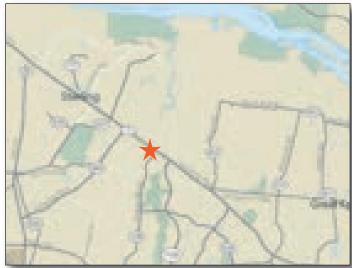
- Peerless destination center located in the heart of highly affluent and fast-growing Loudoun County
- Center is located in affluent Loudoun County where the HH median income is \$142,299 and ranks as the wealthiest county (#1) in the U.S. as published by the Census Bureau (2019)
- ▶ 58% of county residents 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 I | Avg HH Income | I 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 |



LOCATION

Route 7 & Community Place - Sterling, VA

LEASING CONTACT

Andrew Iszard 202.736.2827 | AndrewIszard@combined.biz







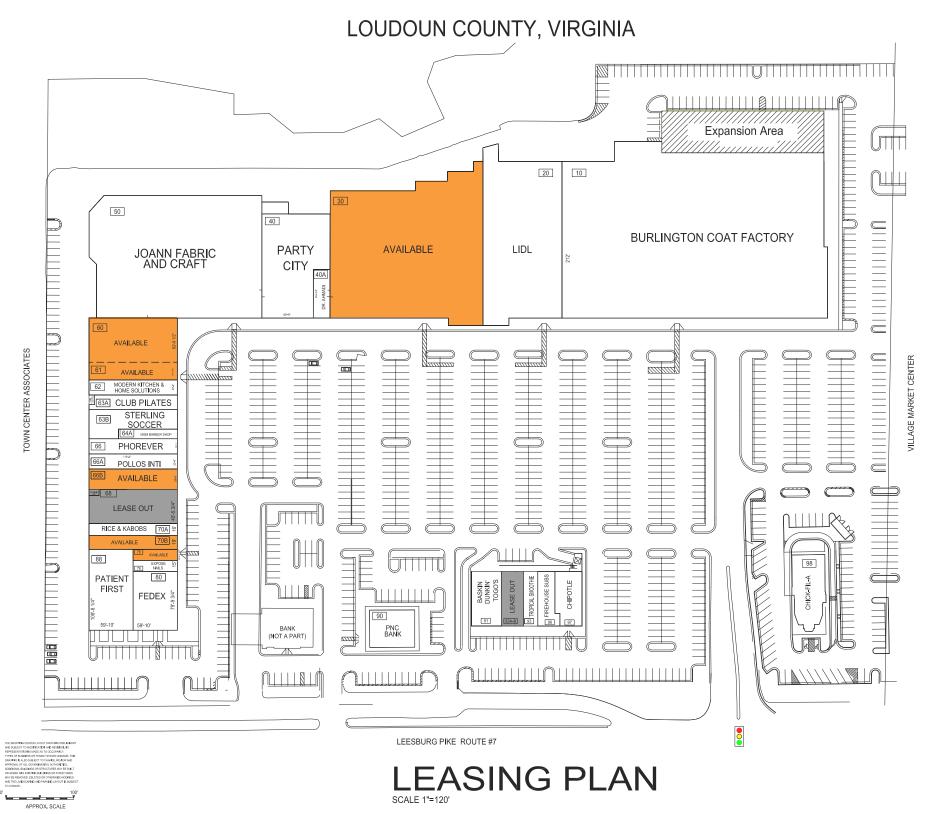


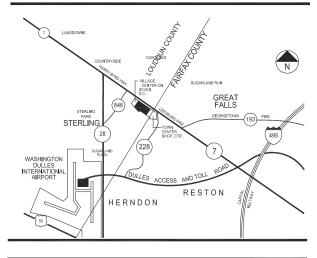
9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz

WEST COAST OFFICE



SUGARLAND CROSSING





TENANT ROSTER

| | BURLINGTON COAT | 77,444 SF | 90 | PNC BANK |
|---|------------------------------------|-----------|-------|-------------------|
| | LIDL | 26,114 SF | 91 | DUNKIN DONUTS |
| | AVAILABLE | 35,127 SF | 93A-B | LEASE OUT |
| | PARTY CITY | 12,500 SF | 93 | TROPICAL SMOOTH |
| Д | DR. AHMADI | 1,607 SF | 96 | FIREHOUSE SUBS |
| | JOANN FABRIC & CRAFTS | 35,000 SF | 97 | CHIPOTLE |
| | AVAILABLE | 7,680 SF | 98 | CHICK-FIL-A |
| | AVA I LABLE | 2,500 SF | | |
| | MODERN KITCHEN & HOME SOLUTIONS | 2,495 SF | | |
| 4 | CLUB PILATES | 2,257 SF | | |
| В | STERLING SOCCER | 3,685 SF | | |
| Д | MGM BARBER SHOP | 1,120 SF | | |
| | PHOREVER | 2,455 SF | | |
| Ą | POLLOS INTI | 2,452 SF | | |
| В | AVA I LABLE | 3,350 SF | | |
| | LEASE OUT | 5,440 SF | | |
| Д | RICE & KABOBS | 1,797 SF | | |
| В | AVA I LABLE | 2,391 SF | | |
| | AVAILABLE | 900 SF | | |
| | EXPOSE NAILS | 900 SF | | |
| | FEDEX | 4,800 SF | | |
| | PATIENT FIRST | 6,600 SF | | |
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| | | | | |
| | | | | • |
| | | | PARK | NG PROVIDED = |
| | | | PARK | NG REQUIRED = |
| | | | GLA A | S PER RENT ROLL = |

| PARKING PROVIDED = | |
|------------------------|---------|
| PARKING PROVIDED = | |
| GLA AS PER RENT ROLL = | 256.624 |
| | |
| ZONED = | PD-CC- |
| REV. DATE = | MAR 20 |

3,000 SF

3,000 SF

2,000 SF 1,450 SF 1,793 SF 2,552 SF 4,300 SF

SUGARLAND CROSSING

ROUTE 7 LOUDOUN COUNTY, VIRGINIA 20164



COMBINED PROPERTIES INCORPORATED

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