



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 \$147,111 and ranks as the wealthiest county in the US
- ▶ 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, Painted Tree, Boutique, Patient First

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,462	\$207,212	4,254
3 mile	106,640	\$205,921	35,352
5 mile	209,623	\$196,809	77,129

2024 ESRI



LOCATION

Route 7 & Community Place - Sterling, VA

LEASING CONTACT

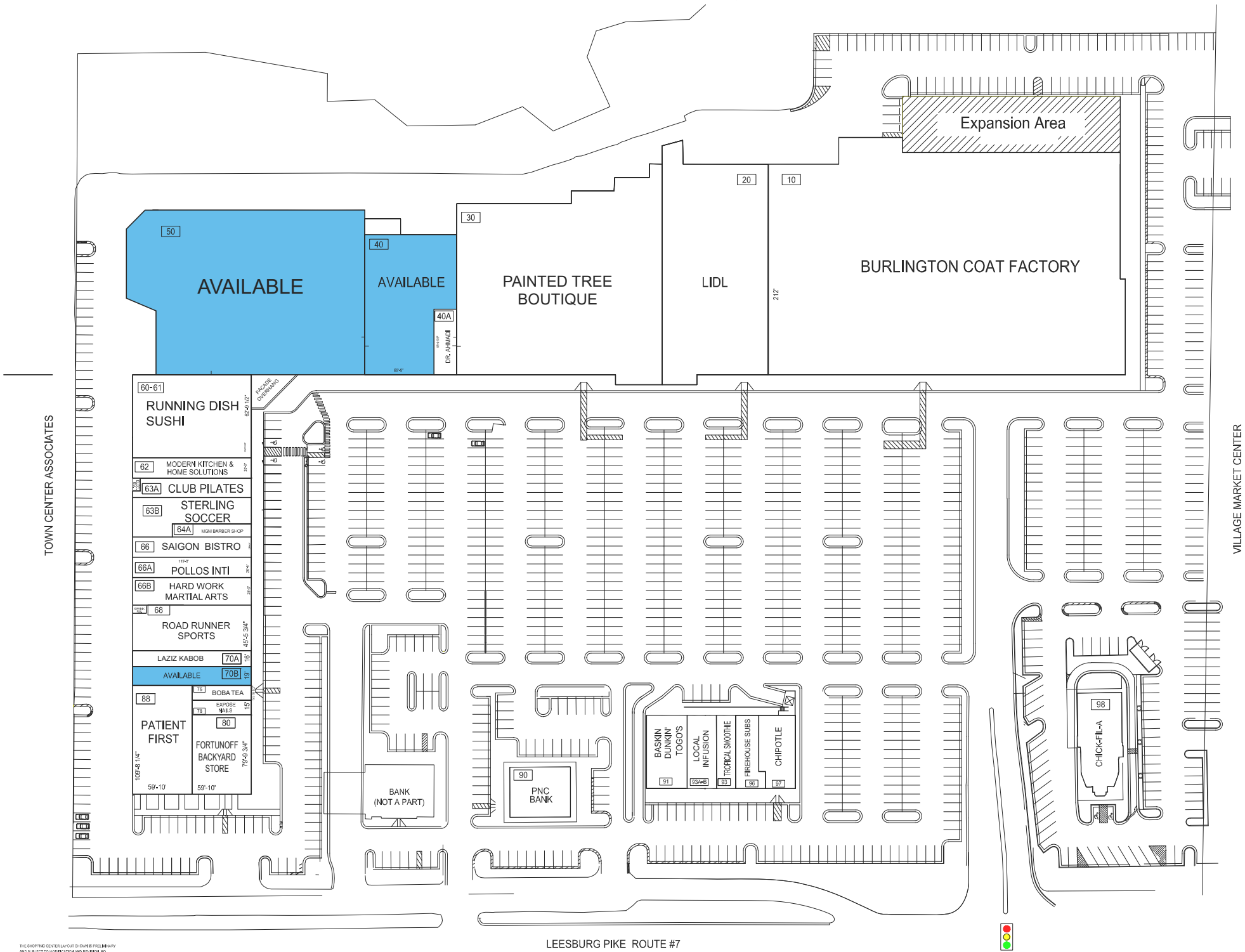
Andrew Iszard

202.736.2827 | AndrewIszard@combined.biz



SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA



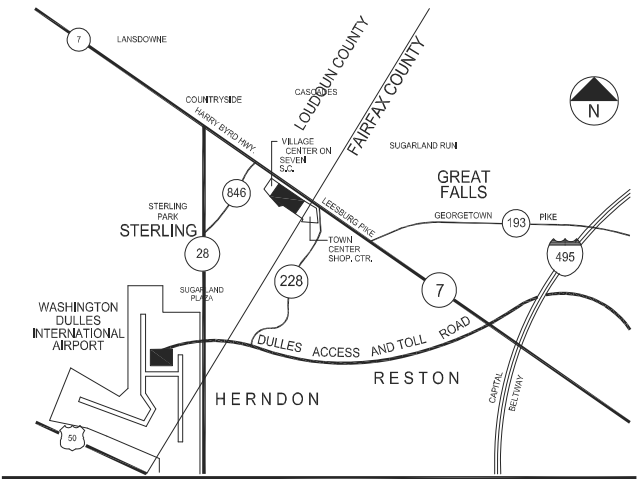
THIS SHOPPING CENTER LAYOUT IS PRELIMINARY AND IS SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT MIXTURE OR NAME, SIZE, DRAINAGE, AND SO SUBJECT TO CHANGE, APPROVAL AND APPROVAL OF ALL GOVERNMENTAL AGENCIES. AND FINAL BUILDING OR STRUCTURE MAY BE BUILT OR ADJUSTED TO FIT THE NEEDS OF THE PROJECT. AND THE PRESENTED PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100' APPROX. SCALE

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	PAINTED TREE BOUTIQUE	35,127 SF	93A-B	LOCAL INFUSION	2,000 SF
40	AVAILABLE	12,500 SF	93	TROPICAL SMOOTHIE	1,450 SF
40A	DR. AHMADI	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	FUTURE AVAILABLE	35,000 SF	97	CHIPOTLE	2,552 SF
60-61	RUNNING DISH SUSHI	10,180 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	SAIGON BISTRO	2,445 SF			
66A	POLLOS INTI	2,452 SF			
66B	HARD WORK MARTIAL ARTS	3,350 SF			
68	ROAD RUNNER SPORTS	5,440 SF			
70A	LAZIZ KABOB	1,797 SF			
70B	AVAILABLE	2,391 SF			
76	BOBA TEA & SNOW ICE HOUSE	900 SF			
78	EXPOSE NAILS	900 SF			
80	FORTUNOFF BACKYARD STORE	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 = JUL 2025

SUGARLAND CROSSING

ROUTE 7
LOUDOUN COUNTY, VIRGINIA 20164



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013