



- 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, Fortunoff Backyard Store

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,217	\$202,534	4,176
3 mile	106,246	\$200,621	35,299
5 mile	210,163	\$193,000	77,607

2025 ESRI



LOCATION

Route 7 & Community Place - Sterling, VA

LEASING CONTACT

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LOUDOUN COUNTY, VIRGINIA



SCALE 1"=120'



PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	256,624 SF
ZONED =	PD-CC-SC
REV. DATE =	AUG 2025

ROUTE 7
LOUDOUN COUNTY, VIRGINIA 20164



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