SUGARLAND CROSSING Sterling, VA 20164



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
- Center boasts a signalized entrance on heavily traveled Route 7 / Harry Byrd Highway

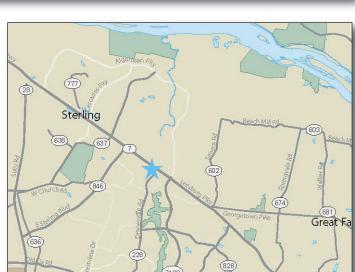
FEATURED TENANTS
Lidl, Burlington Coat Factory, Painted Tree Boutique,
Patient First, Fortunoff Backyard Store

2025 DEMOGRAPHICS

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



LOCATION Route 7 & Community Place - Sterling, VA



LEASING CONTACT

Andrew Iszard 202.736.2827 | Andrewlszard@combined.biz



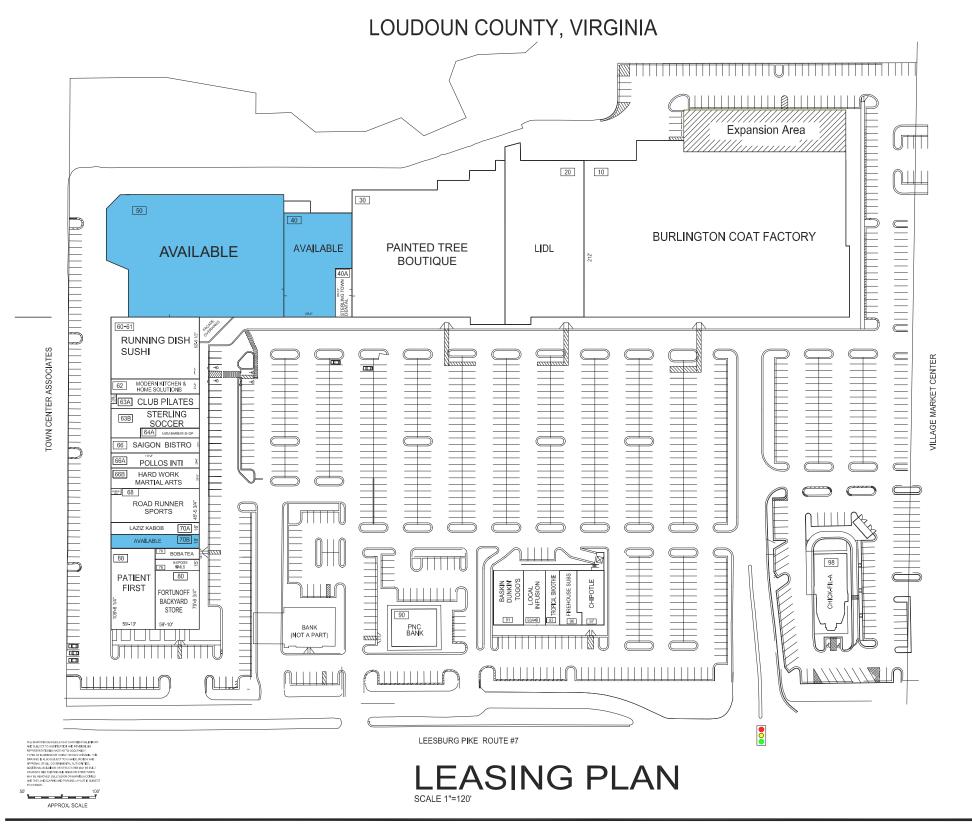


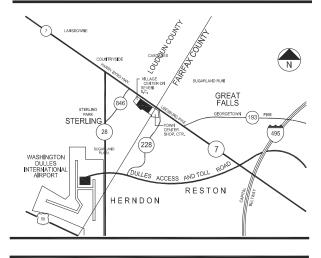






SUGARLAND CROSSING





TENANT ROSTER

3,000 SF

)	BURLINGTON COAT	77,444	SF	90	PNC BANK	3,000 SF
)	L İ DL	26,114	SF	91	DUNKIN DONUTS	3,000 SF
)	PAINTED TREE BOUTIQUE	35,127	SF	93A-B	LOCAL INFUSION	2,000 SF
)	AVAILABLE	12,500	SF	93	TROPICAL SMOOTHIE	1,450 SF
)A	STERLING TOWN DENTA	L 1,607	SF	96	FIREHOUSE SUBS	1,793 SF
)	AVAILABLE	35,000	SF	97	CHIPOTLE	2,552 SF
)-61	RUNNING DISH SUSHI	10,180	SF	98	CHICK-FIL-A	4,300 SF
2	MODERN KITCHEN & HOME SOLUTIONS	2,495	SF			
ВА	CLUB PILATES	2,257	SF			
3B	STERLING SOCCER	3,685	SF			
‡A	MGM BARBER SHOP	1,120	SF			
3	SAIGON BISTRO	2,445	SF			
6A	POLLOS INTI	2,452	SF			
3B	HARD WORK MARTIAL ARTS	3,350	SF			
3	ROAD RUNNER SPORTS	5,440	SF			
)A	LAZIZ KABOB	1,797	SF			
)B	AVA I LABLE	2,391	SF			
3	BOBA TEA & SNOW ICE HOUSI	900	SF			
3	EXPOSE NAILS	900	SF			
)	FORTUNOFF BACKYARD STOR	E 4,800	SF			
3	PATIENT FIRST	6,600	SF			
				PARKI	NG PROVIDED =	
			_	PARKI	NG REQUIRED =	
			_	GLA A	S PER RENT ROLL =	256,624 SF
				ZONE) =	PD-CC-SC

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