

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 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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