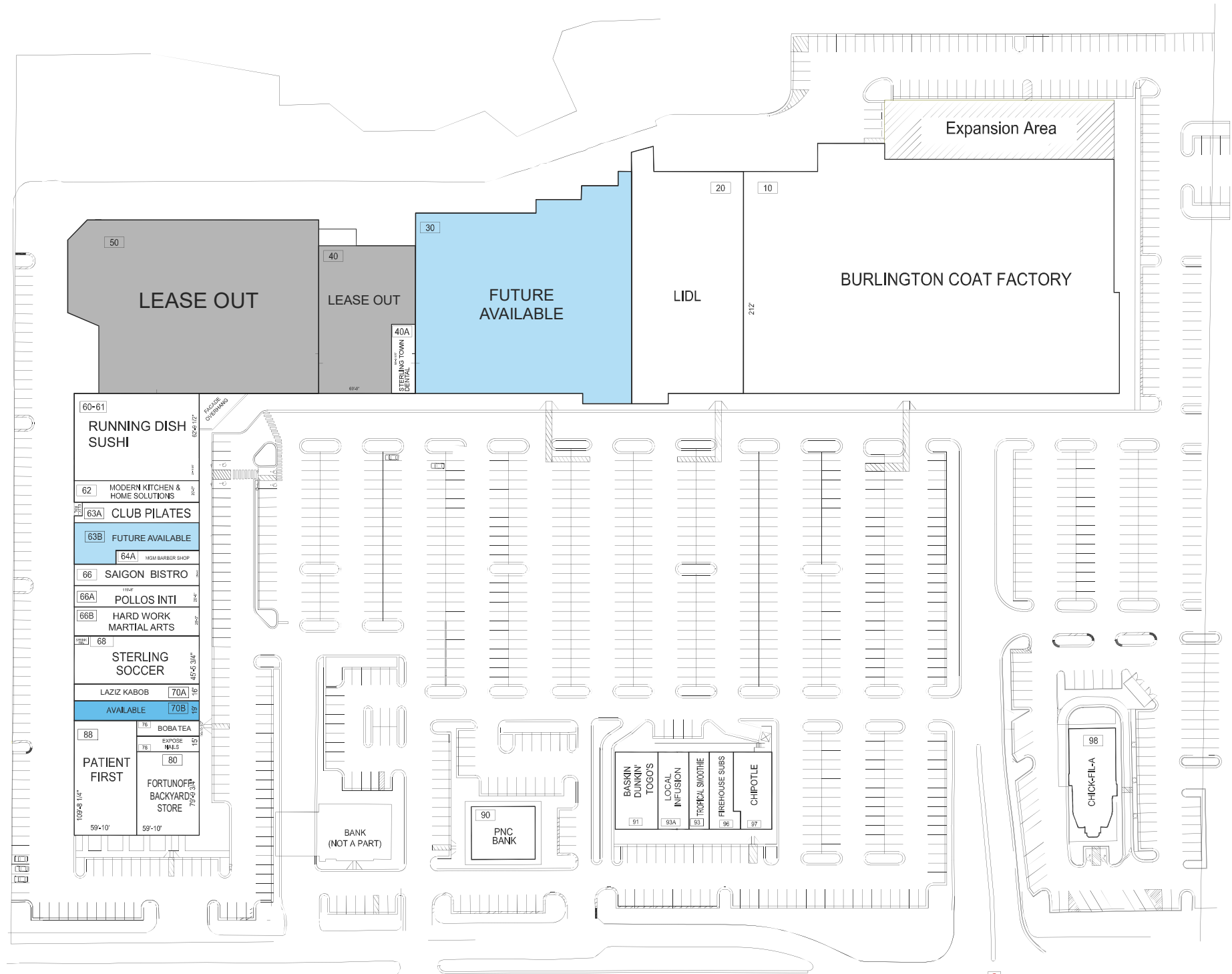
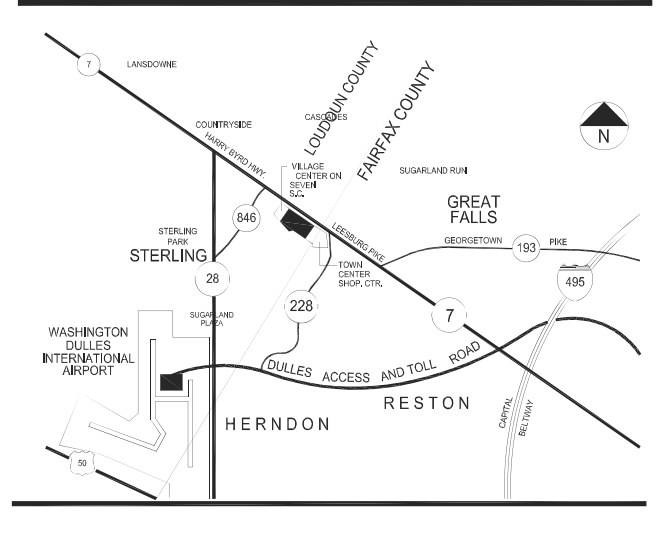


SUGARLAND CROSSING

LOUDOUN COUNTY, VIRGINIA



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	FUTURE AVAILABLE	35,127 SF	93	TROPICAL SMOOTHIE	1,450 SF
40	LEASE OUT	12,500 SF	93A	LOCAL INFUSION	2,000 SF
40A	STERLING TOWN DENTAL	1,607 SF	96	FIREHOUSE SUBS	1,793 SF
50	LEASE OUT	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	FUTURE AVAILABLE	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	STERLING SOCCER	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 = APR 2026

SUGARLAND CROSSING

ROUTE 7
 LOUDOUN COUNTY, VIRGINIA 20164



COMBINED PROPERTIES INCORPORATED

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 Bethesda, MD 20814
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THIS SHOPPING CENTER LAYOUT IS AN APPROXIMATE REPRESENTATION AND IS SUBJECT TO CHANGE. THE NUMBER OF SPACES AND THEIR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. APPROX. SCALE

LEESBURG PIKE ROUTE #7
LEASING PLAN
 SCALE 1"=120'