

RAPPAPORT

CLOCK TOWER SHOPPING CENTER
Sterling, Virginia

Office and Retail Space Available



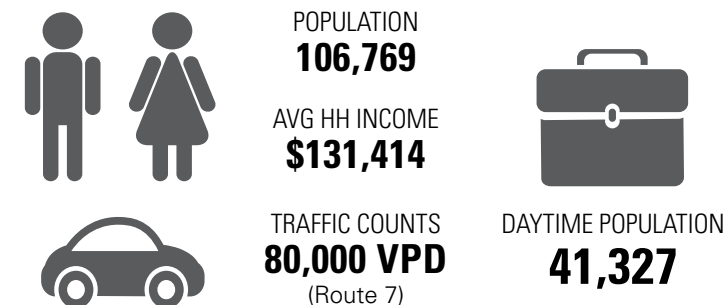
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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2016 DEMOS



AREA RETAILERS
Shoppers, Burlington Coat Factory, Giant, Target, Party City, Starbucks, Dollar Tree, Total Wine, Petsmart

CLOCK TOWER S.C. FACTS AT-A-GLANCE

- Located in the center of Sterling's growing retail corridor on Route 7
- Surrounded by a dense population 205,511 people living within 5 miles
- \$1.5 Million renovations have been recently completed to the entire center
- In close proximity to Dulles, Reston & Tysons Corner
- Great mix of local and national retailers

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	14,370	106,769	205,511
AVG HH INCOME	\$118,686	\$131,414	\$124,516
EMPLOYEES	3,181	41,327	177,889

SITE FACTS
SPACE: 1,600SF to 2,500 SF
TRAFFIC COUNTS: 80,000 VPD

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