

# RAPPAPORT

**REGAL CENTER**  
Sterling, Virginia

Between 1,078 SF & 1,350 SF Spaces Available



# RAPPAPORT

**REGAL CENTER**  
Sterling, Virginia

Between 1,078 SF & 1,350 SF Spaces Available



## STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION  
**90,809**

AVG HH INCOME  
**\$124,554**



TRAFFIC COUNTS  
**15,000 VPD**  
(ROUTE 777)



DAYTIME POPULATION  
**43,409**



CO-TENANTS  
**Cold Stone Creamery,  
Cardinal Bank, Vocelli Pizza,  
Ledo Pizza & Pasta, Salon  
Fusion, Top Kick Martial Arts**

## REGAL CENTER FACTS AT-A-GLANCE

- High traffic 52,492-square-foot convenient center with a great mix of National and Regional retailers. This Diverse tenant mix includes Chipotle, Sweet Frog, Coldstone, Autozone, BB&T, UFC gym and Regal Theatre
- Located within 5 minutes of Northern Virginia Community College's Loudoun Campus
- Highly visible off of Harry Byrd Highway (route 7)
- Regional access from Routes 7 and 28 with 15,000 Cars passing daily on route 777

| DEMOGRAPHICS (2014) | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| POPULATION          | 13,188    | 90,809    | 180,798   |
| AVG HH INCOME       | \$140,494 | \$124,554 | \$140,829 |
| EMPLOYEES           | 11,267    | 43,409    | 84,547    |

### SITE FACTS

**SPACE:** 1,078 SF, 1,300 SF & 1,350 SF Available

**TRAFFIC COUNTS:** 15,000 Vehicles Per Day

**CONTACT:**

Chris Pamboukian  
cpamboukian@rappaportco.com  
(T) 571.437.4524



# RAPPAPORT

REGAL CENTER  
Sterling, Virginia

Between 1,078 SF & 1,350 SF Spaces Available

