

DULLES LANDING

Route 50 & Loudoun County Parkway, Dulles, VA 20166



Retail Space Available:

1,230 SF | 1,370 SF | 5,908 SF | 2 Pads/Pre-Leasing Phase 2

Center Type:	Power Center
Retail GLA:	488,152 SF Existing 700,000 +/- SF at Completion
Land Area:	92 Acres
Year Built:	Phase 1 opened May, 2015
Features:	Signalized Intersection Dedicated Turn Lane Pylon Sign Extensive Landscaping
Traffic Counts:	41,000 AADT on Route 50 37,000 AADT on Loudoun County Parkway
Anchor Tenants:	           

Dulles Landing is located at the intersection of Route 50 and Loudoun County Parkway (Route 606) in Loudoun County, Virginia, the 4th fastest growing county in the nation and the #1 location for households aged 25 - 34 earning \$100,000+ in the U.S. Opened in 2015 and designed with extensive landscaping, all the anchor and shop space in Phase 1 is 100% leased with just 2 pad sites remaining.

Pre-leasing for Phase 2 is underway offering you an opportunity to become part of this dynamic center in a great area!!!

Demographics	1 Mile	3 Mile	5 Mile
Population 2021	5,786	70,258	125,466
Population 2026	7,016	84,495	148,979
Total Households	1,835	21,578	38,109
Average HH Income	\$142,585	\$202,466	\$205,609



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ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

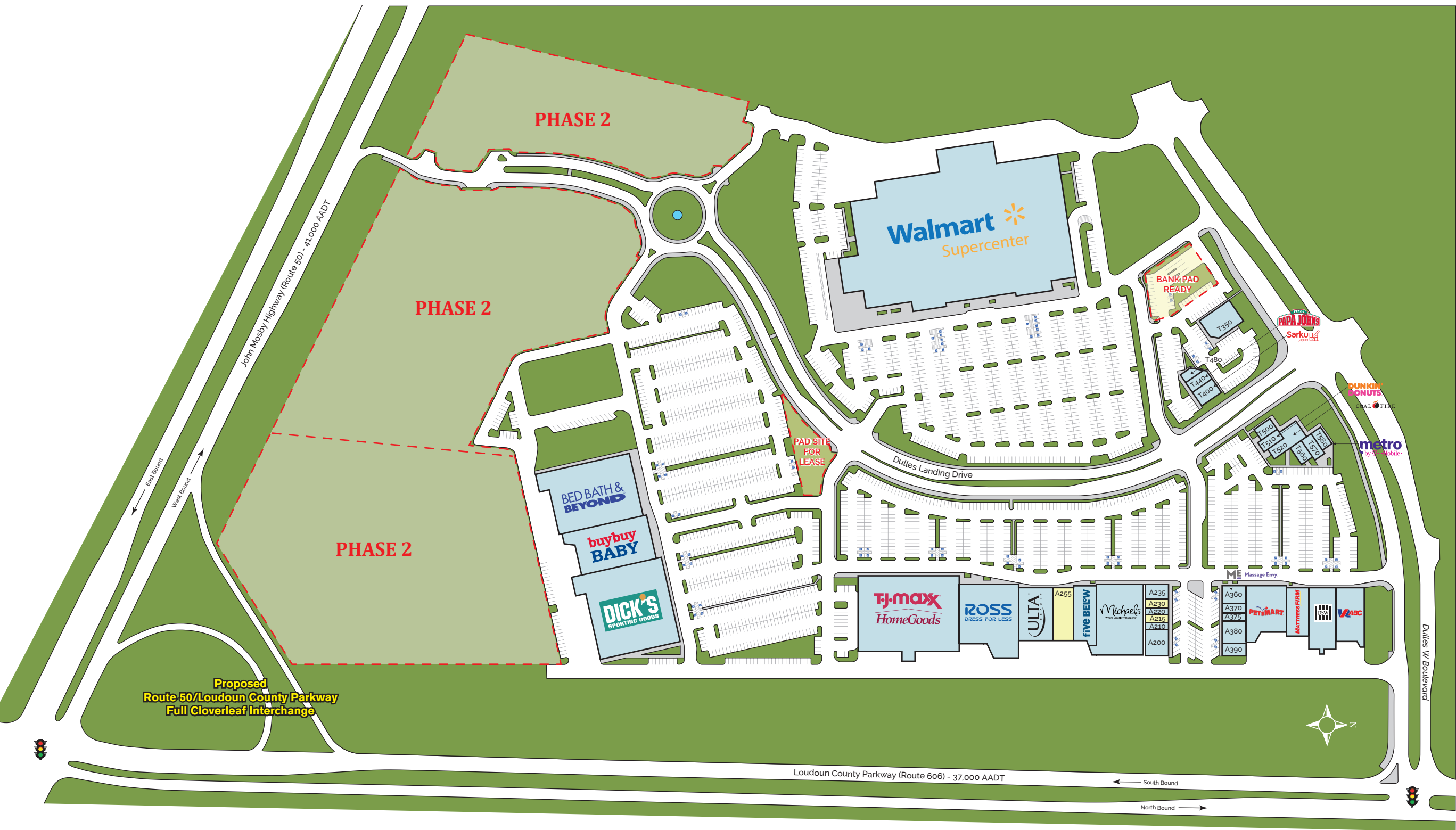
LEASING CONTACT



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Space	Tenant
A100	Dick's Sporting Goods
A130	buybuy Baby
A150	Bed Bath & Beyond
A200	Indian Mart
A210	Eye Level Learning Center
A215	Available - 1,230 SF
A220	D&L Barbershop
A230	Available - 1,370 SF
A235	Dosa Grill
A240	Michaels
A245	Five Below
A255	Available - 5,908 SF
A260	Ulta
A270	Ross Dress for Less
A280	TJ Maxx/Home Goods
A310	Virginia ABC
A320	DSW Shoe Warehouse
A330	Mattress Firm
A340	Petsmart
A360	Massage Envy
A370	MyEyeDr.
A375	New Look Medi Spa
A380	The Little Gym
A390	Pure Barre
Bank	Available (Pad Ready) - 3,166 SF
GL	Walmart Supercenter
T350	Smilez/Loudoun Dental
T400	Sarku Japan
T440	Papa John's
T480	5T'Ice
T500	Persian Kabob
T510	Dunkin Donuts
T520	Coal Fire Pizza
T560	Lovely Nails
T570	Salon Khouri
T580	Metro by T-Mobile

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