

DULLES LANDING

Route 50 & Loudoun County Parkway, Dulles, VA 20166



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, there are 2 anchor opportunities and 2 shop spaces in Phase 1 available.

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

Retail Space Available:

4,082 SF - 36,016 SF | 2 Pad/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:	         

Demographics	1 Mile	3 Mile	5 Mile
Population 2023	5,356	80,533	139,619
Population 2028	5,627	84,754	148,780
Total Households	1,877	24,475	41,973
Average HH Income	\$185,742	\$220,700	\$226,859



6824 Elm Street, Suite 200, McLean, VA 22101
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

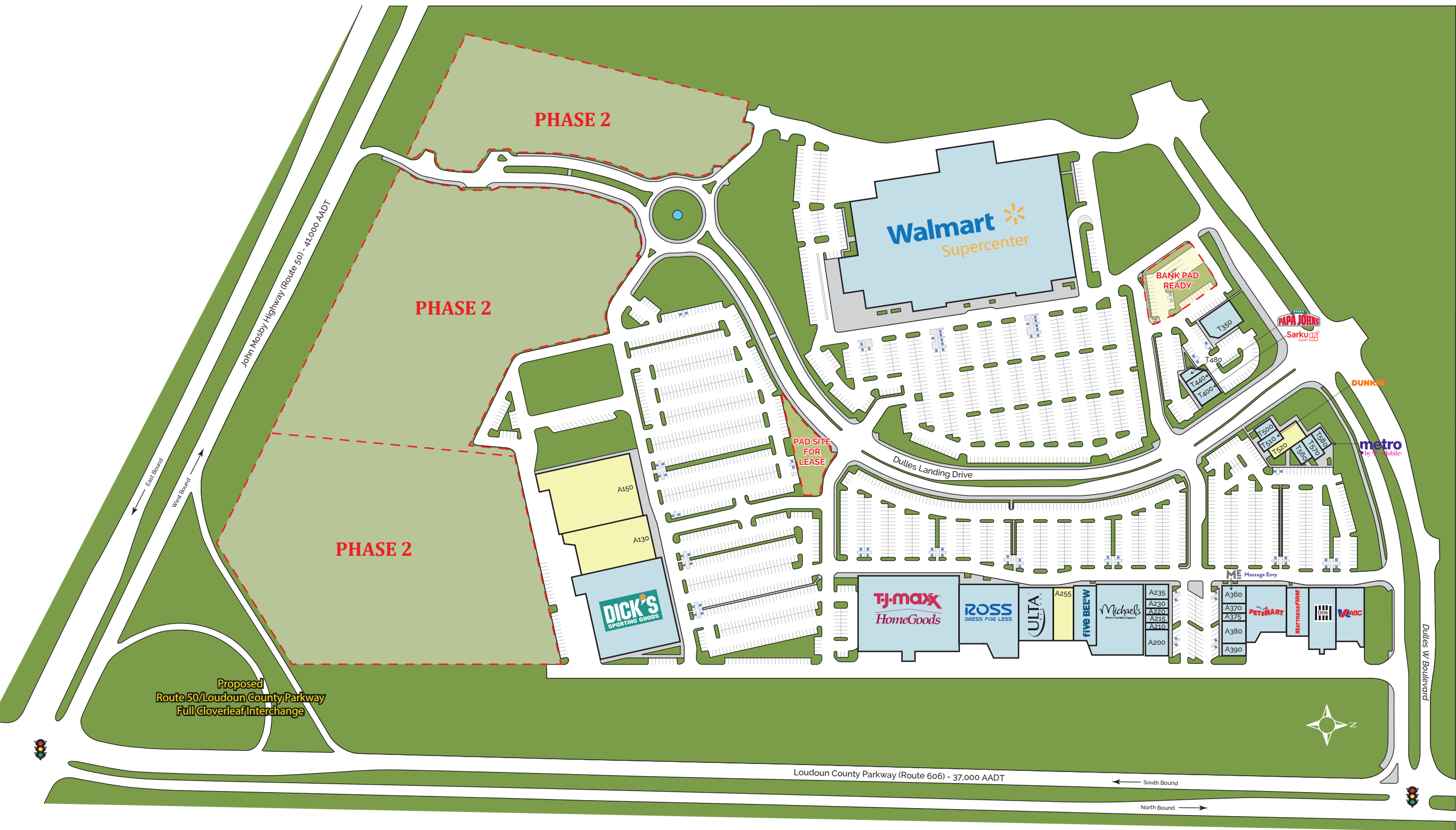
LEASING CONTACT



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Space	Tenant
A100	Dick's Sporting Goods
A130	Available - 23,205 SF
A150	Available - 36,016 SF
A200	Indian Mart
A210	Eye Level
A215	European Wax Center
A220	D&L Barbershop
A230	Kung Fu Tea
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'
T520	Available - 4,082 SF
T560	Lovely Nails
T570	Salon Khouri
T580	Metro by T-Mobile

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