

# DULLES LANDING

Route 50 & Loudoun County Parkway, Dulles, VA 20166



## Retail Space Available:

23,205 SF | 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, there is just 1 anchor opportunity 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!!!

Demographics	1 Mile	3 Mile	5 Mile
Population 2025	5,708	81,778	143,088
Population 2030	6,159	89,060	156,839
Total Households	1,992	24,949	43,084
Average HH Income	\$209,877	\$246,411	\$253,117



8201 Greensboro Drive, Suite 335, McLean, VA 22102  
 ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

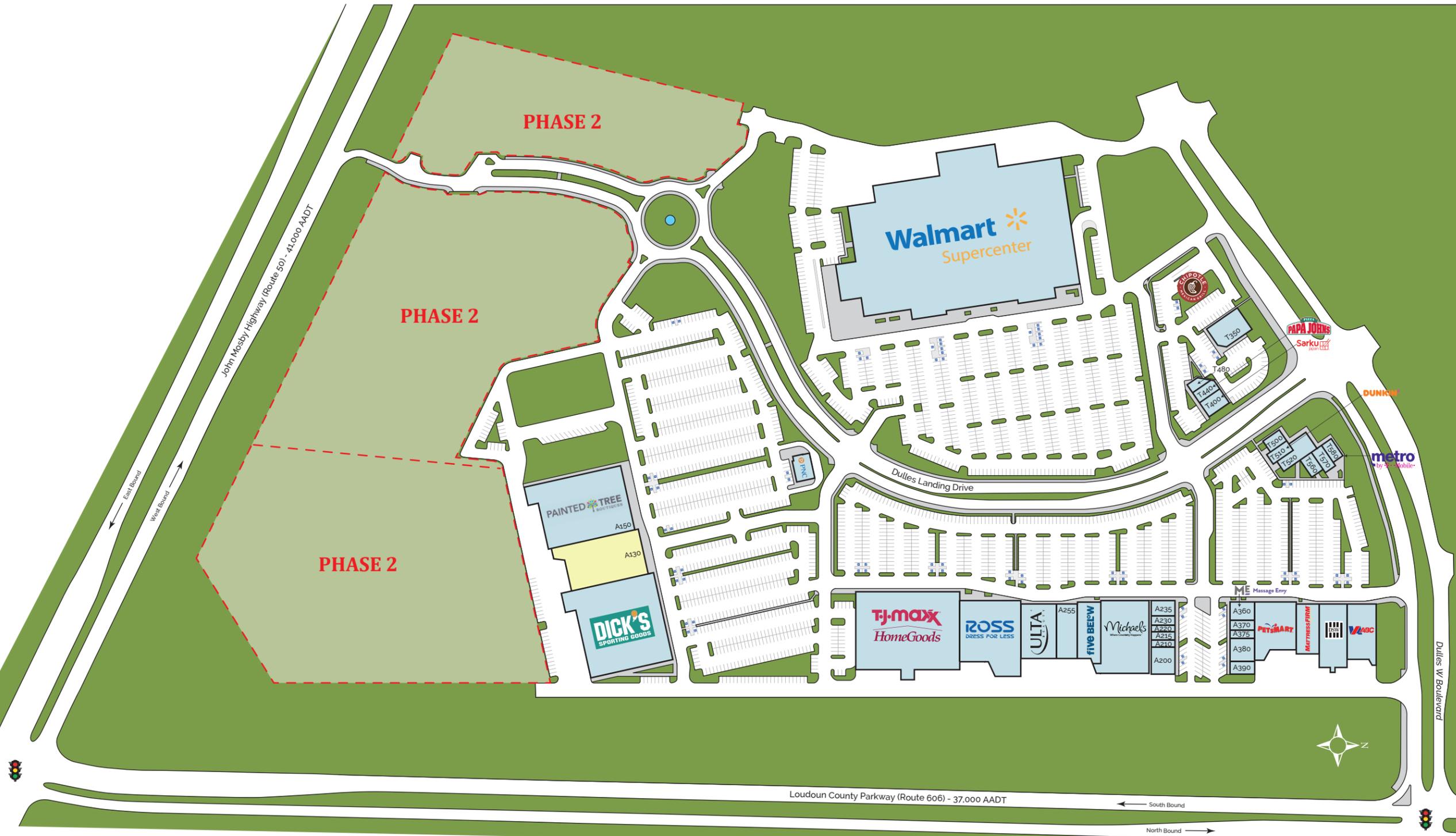
## LEASING CONTACT



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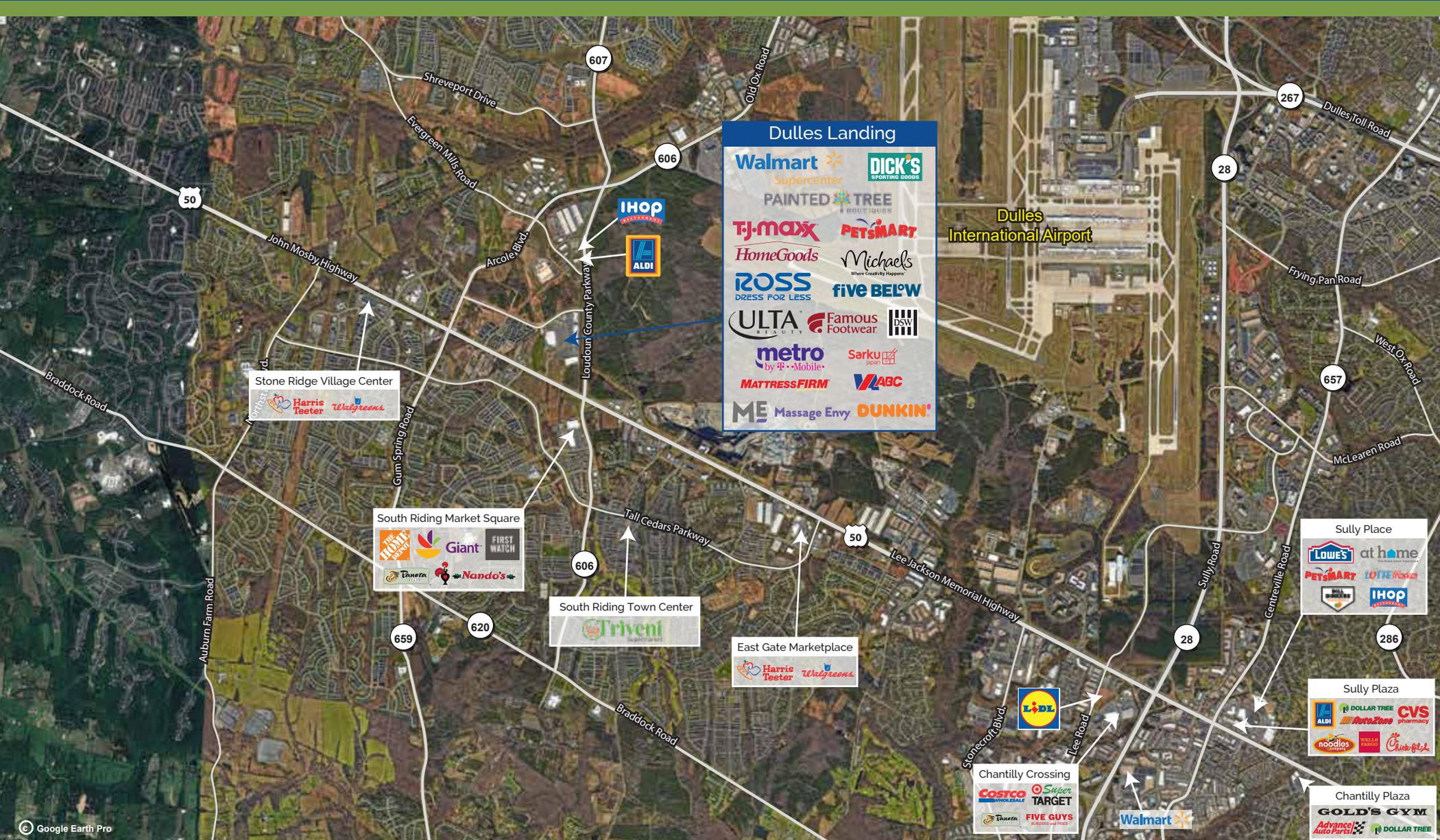


Space	Tenant
A100	Dick's Sporting Goods
A130	Available - 23,205 SF
A150	Painted Tree Boutiques
Pad	PNC Bank
A200	Indian Mart
A210	Eye Level
A215	European Wax Center
A220	D&L Barbershop
A230	Kung Fu Tea
A235	Dosa Grill
A240	Michaels
A245	Five Below
A255	Bray & Scarff
A260	Ulta
A270	Ross Dress for Less
A280	TJ Maxx/Home Goods
A310	Virginia ABC
A320	DSW Shoe Warehouse
A330	Mattress Firm
A340	Petsmart
A360	Massage Envy
A370	MyEyeDr.
A375	Blush Medi Spa
A380	The Little Gym
A390	Pure Barre
Pad	Chipotle
GL	Walmart Supercenter
T350	Smilez/Loudoun Dental
T400	Sarku Japan
T440	Papa John's
T480	5T'ice
T500	Desi Junction
T510	Dunkin'
T520	Plaza Mexico
T560	Nails En Color II
T570	Salon Khouri
T580	Metro by T-Mobile

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