



Dulles Town Crossing

Sterling, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Kevin Allen
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AERIAL



GROSS LEASABLE AREA (GLA)	808,442 SF
PARKING SPACES	4,085
PARKING RATIO	5.05 per 1,000 SF

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www.kimcorealty.com/111750



DENSITY AERIAL

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■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Ethan Allen	18,000
2	Lowe's Home Center	135,197
3	Walmart	209,613
4	Sam's Club	135,193
5	CHA Street Food	4,200
6	Haircut 4 U	1,200
7	Cha Street Food	1,800
8	Ashley Furniture HomeStore	29,974
9	Marshalls	30,630
10	Curry's Automotive	4,500
11	Fairfax Kitchen and Bath	4,200
12	Mattress Warehouse	4,015
13	Aqua Tots Swim Schools	7,000
14	Subway	1,600
15	Premium Spas & Billards	3,200
16	Wecaerus LLC	1,600
17	Mariner Finance	1,600
18	Plato's Closet	3,200
19	TJ Maxx	30,000
20	America's Best Contacts & [...]	3,500
21	Dulles Nutrition Corner, LLC	1,472
22	Pomodoro Pasta, Pizza & More	2,100
23	Sterling Nails & Beauty Spa	1,200
24	Super Chicken	1,985
25	Kabob & Chicken	1,200
26	Carter's	3,483
27	Lane Bryant	4,500
28	Nordstrom Rack	37,000
29	Skechers	9,000
30	Rack Room Shoes	9,000
31	Bob's Discount Furniture	35,000
32	World Market	18,280
33	Best Buy	45,000
39	Men's Wearhouse	6,300
40	Vitamin Shoppe	2,700

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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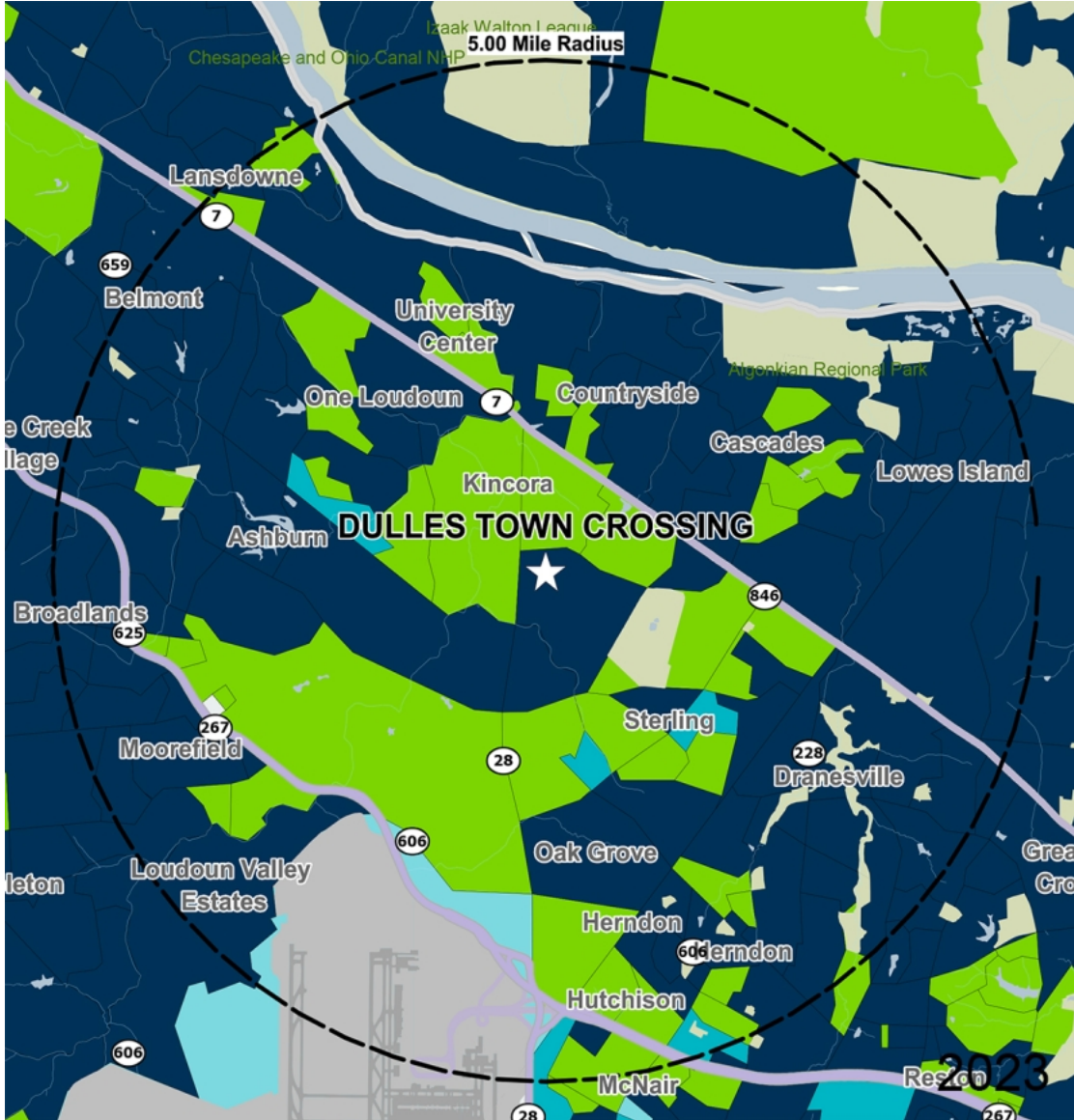


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,394	91,450	226,590
Daytime Pop	17,808	111,434	244,328
Households	2,514	32,503	78,655
Average HH Income	\$122,888	\$141,042	\$163,466
Median HH Income	\$109,305	\$120,306	\$135,108
Per Capita Income	\$48,318	\$50,166	\$56,778

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Dulles Town Crossing

Atlantic Blvd. & Nokes Blvd., Sterling, VA



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