



Nokes Plaza @ Dulles Town Center

21290 Windmill Parc Drive, Sterling, VA 20166

SPACE FOR SUBLEASE





- Retail, medical, office space
- 2,086 SF available now
- Starting from \$38 PSF + utilities
- Available now through 2031
- 50 Shared parking spaces



ABOUT

The property is strategically positioned adjacent to the bustling Dulles Town Center Mall, boasting an impressive 1.4 million square feet of retail space. Its prime location offers exceptional visibility from both City Center and Nokes Boulevard, enhancing its accessibility and exposure. Moreover, its proximity to 1,400 upscale residential homes ensures a steady flow of potential customers within walking distance. Surrounded by a significant 1.6 million square feet of office space, the property also caters to professionals and employees in the area. Additionally, its adjacency to major retail giants including Walmart, Sam's Club, Lowes, and Best Buy further enhances its appeal and foot traffic. To accommodate visitors, ample parking is provided, with 50 surface parking spaces available for convenience.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	6,166	96,454	216,085
 Daytime Population	16,914	102,773	218,448
 Household Income	\$129,186	\$163,165	\$180,022
 Traffic Counts	20,000 cars/day on Nokes Blvd		

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CLARITY
Tenant Representation

Jim Layton, Partner
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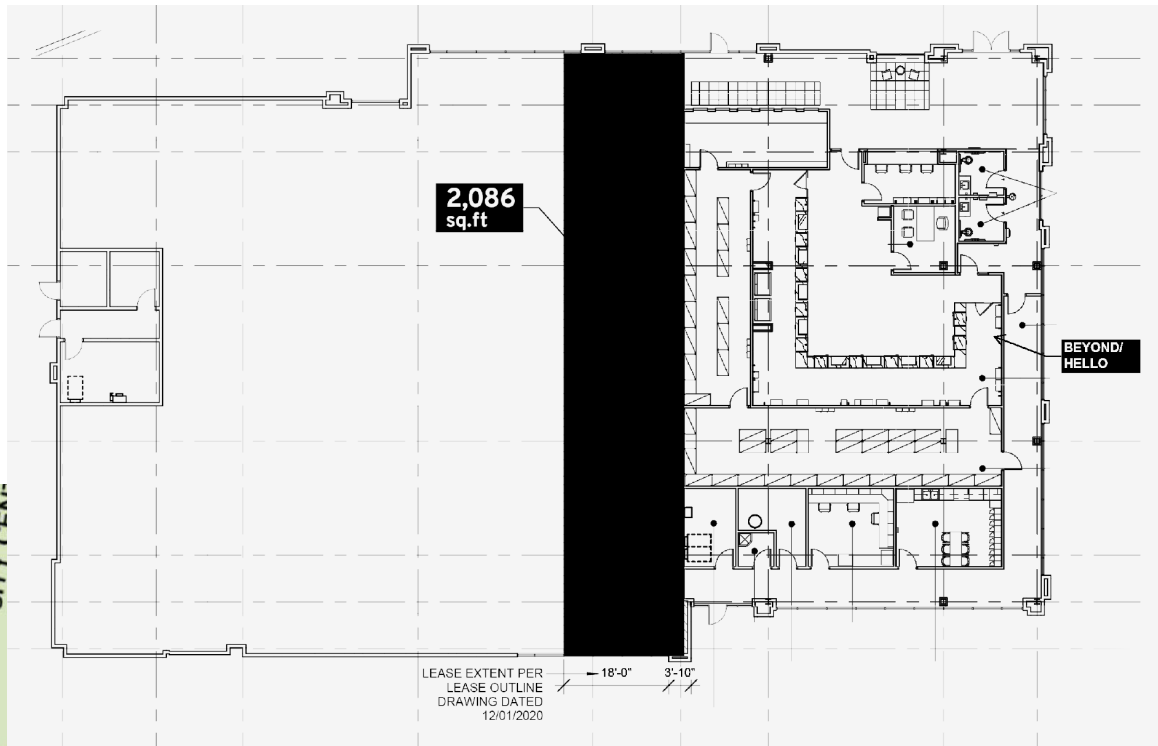
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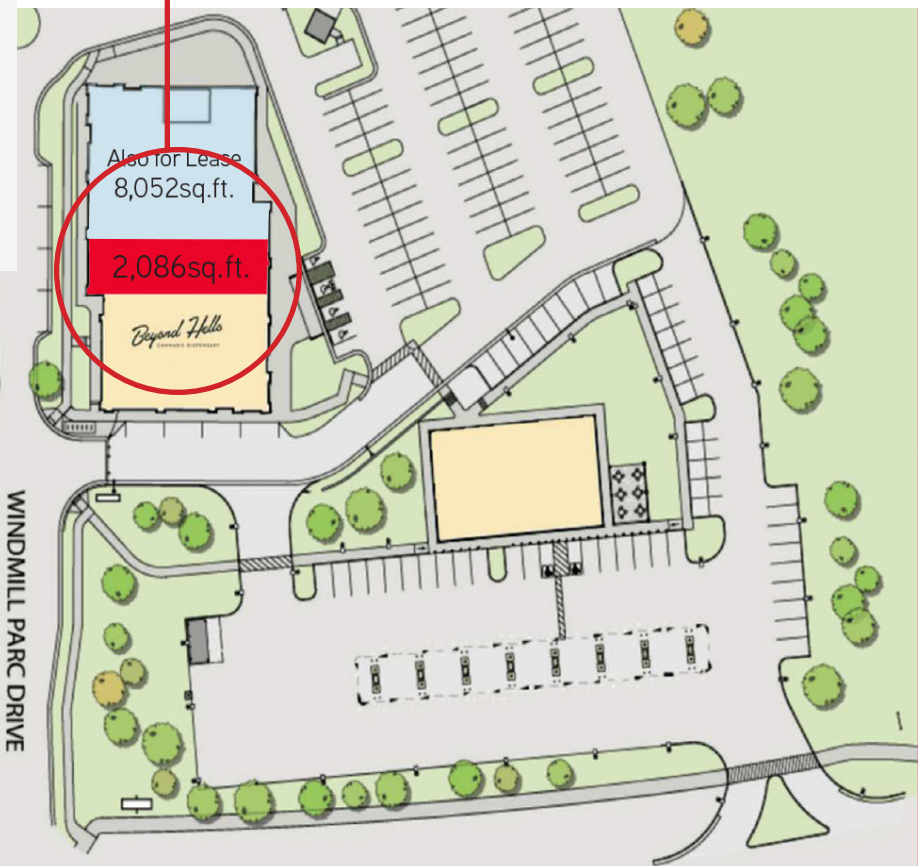
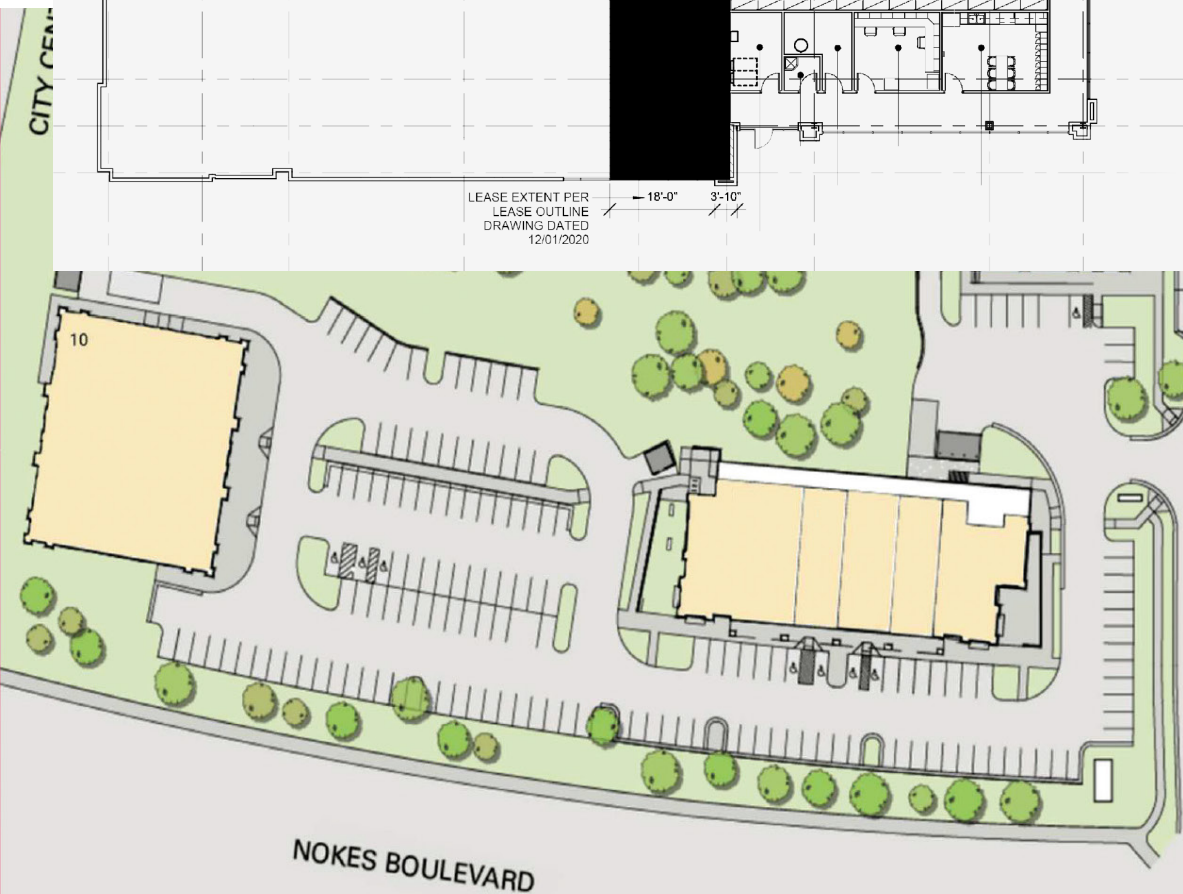
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