



DULLES
Town Center

STERLING, VA

SECOND LARGEST MALL IN VA, D.C. AND MD

1.5M SF SUPER REGIONAL MALL

A SUBURB OF WASHINGTON D.C. **STERLING, VA**

STERLING IS LOCATED JUST 40 MINUTES OUTSIDE OF THE NATION'S CAPITAL.

WASHINGTON D.C. METRO AREA HAS THE **2ND HIGHEST MEDIAN HOUSEHOLD INCOME** AMONG ALL MAJOR U.S. METRO AREAS.

WASHINGTON D.C. IS A **TOP 10 GLOBAL FINANCIAL CENTER**, RANKED AHEAD OF BOSTON, CHICAGO AND FRANKFURT.

NORTHERN VIRGINIA IS THE **LARGEST DATA CENTER MARKET IN THE U.S.** WITH MORE THAN 25M SQUARE FEET OF EXISTING DATA CENTERS. **STERLING ALONE IS HOME TO 26.**

DULLES INTERNATIONAL AIRPORT, JUST 5 MILES FROM STERLING, IS **ONE OF THE NATION'S BUSIEST AIRPORTS**, ACCOMODATING 45M ANNUAL PASSENGERS.



**STRONGEST
ECONOMY IN THE
U.S. - WASHINGTON
D.C. METRO AREA**



**RESIDENTS WITHIN THE
WASHINGTON D.C.
METRO AREA**



AERIAL MAP



COUNTRYSIDE MARKETPLACE

SAFeway CVS pharmacy

REGAL SHOPPING CENTER

REGAL CINEMAS CHIPOTLE

CASCADDES MARKETPLACE

Marshalls THE HOME DEPOT Giant

NOVA Northern Virginia Community College

POTOMAC RUN PLAZA

Total Wine & MORE PET SMART ROSS DRESS FOR LESS TARGET

Harris Teeter

COSTCO WHOLESALE

7 ROUTE 7 83,000 VPD

REMINGTON TOWNHOMES (FUTURE DEVELOPMENT) 66 UNITS

THE COLONNADE AT DULLES 157 TOWNHOMES

PARC DULLES 393 UNITS

WINDMILL PARC 437 UNITS

REMINGTON AT DTC 406 UNITS

21090 DULLES TOWN CIRCLE

The Cheesecake Factory

macy's

Wendy's

JCPenney

REGAL CINEMAS

sears



OVERVIEW

GLA
1.5 Million SF

Parking
8,000 Spaces

Site Acreage
132 Acres

Mall Stores Open
132

Key Retailers

Macy's
JCPenney
Dick's Sporting Goods
LA Fitness
Ann Taylor
Forever 21
H&M

Victoria's Secret
Hollister
Pink
Bath & Body Works
Banana Republic
Express

Restaurants & Entertainment

The Cheesecake Factory Los
Toltecos Mexican Restaurant
Benihana
Longhorn Steakhouse Regal
Cinemas

NATIONAL LEASING

SRINI CHAVALI

SRINI@SHOPDULLESTOWNCENTER.COM

703.839.3522

LOCAL LEASING & BUSINESS DEVELOPMENT

Uma

Uma@SHOPDULLESTOWNCENTER.COM

703-576-7655

**LOCAL LEASING, NATIONAL POP UPS, ADVERTISING,
EVENT TOURS**

RAM

RAMVEDANTAM.APS@GMAIL.COM

571.363.5708



 SHOPDULLESTOWNCENTER.COM



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV [MSA]	
2022 Total Population	623,536		2,972,063		6,522,851	
2027 Total Population	657,158		3,0313,032		6,626,626	
2022-2027 Population Growth	-0.1%		1.3%		1.6%	
HOUSEHOLDS						
2022 Total Households	228,463		1,255,581		2,410,829	
2027 Total Households	228,640		1,275,886		2,454,820	
2022-2027 Household Growth	0.1%		1.6%		1.8%	
INCOME						
Average Household Income	\$180,647		\$185,167		\$162,456	
Median Household Income	\$140,345		\$130,020		\$113,904	
Per Capita Income	\$78,512		\$71,181		\$60,140	
HOUSEHOLD INCOME RANGES						
\$50,000 +	221,623	85.7%	1,056,359	84.1%	1,956,248	81.1%
\$75,000 +	197,919	76.6%	926,864	73.8%	1,670,630	69.3%
\$100,000 +	172,942	66.9%	791,297	63.0%	1,383,139	57.4%
\$150,000 +	126,814	49.1%	553,413	44.1%	901,111	37.4%
AGE						
Median Age	39.0		37.6		38.0	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	345,513	73.4%	1,477,510	65.9%	2,413,483	54.6%
White Collar	290,998	74.7%	1,345,088	71.7%	2,380,340	66.5%
RACE/ETHNICITY						
White	375,106	55.4%	1,596,693	48.8%	2,875,728	44.1%
Black/African American	42,199	6.2%	473,565	14.5%	1,589,878	24.4%
American Indian	4,016	0.6%	18,332	0.6%	41,830	0.6%
Asian	131,421	19.4%	524,163	16.0%	720,018	11.0%
Pacific Islander	323	0.0%	2,263	0.1%	4,688	0.1%
Other Race	124,471	18.4%	657,048	20.1%	1,290,709	19.8%
Hispanic or	102,781	15.2%	570,435	17.4%	1,128,419	17.3%
Not Hispanic or Latino	574,755	84.8%	2,701,629	82.6%	5,394,432	82.7%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	3,341		8,086		13,146	
Total Employees	61,768		120,282		192,002	
Daytime Population	63,516		176,375		337,120	