

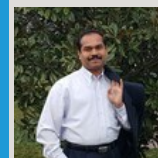


WELCOME TO

DULLES TOWN CENTER

21050 DULLES TOWN CIR
STERLING, VA 20166

ShopDullesTownCenter.com



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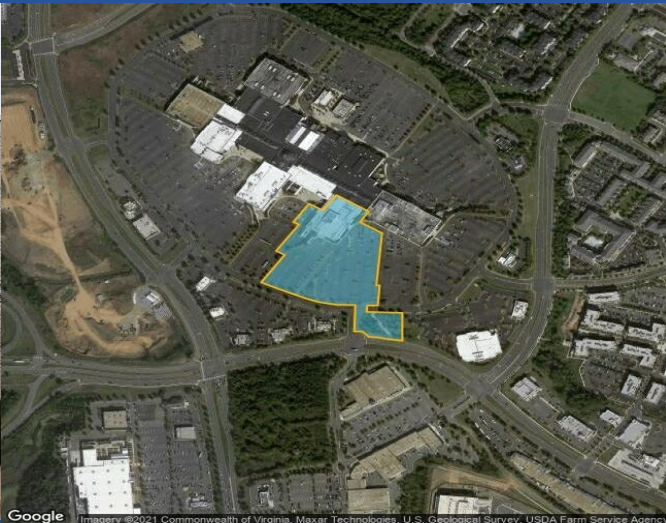
703-839-3522





LORD & TAYLOR FOR LEASE

**CONTIGUOUS 120,000 Sqft
RETAIL SPACE FOR LEASE**



PROPERTY HIGHLIGHTS

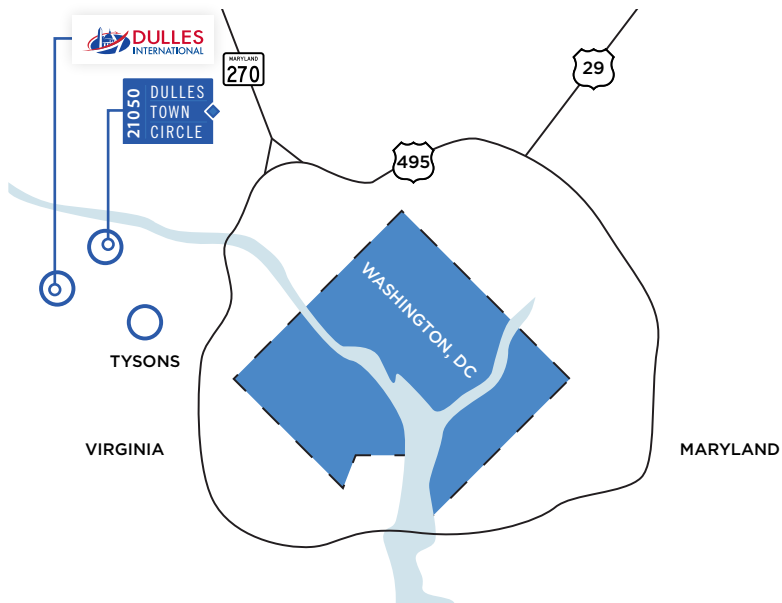


- » Located in the heart of a 554-acre live-work-play mixed-use town center that includes over 1,400 residential units that are walking distance to the mall
- » 10 minute drive from Washington Dulles International Airport

- » Turn-key retail opportunity to acquire a well maintained property at a price below replacement cost
- » Adjacent to over 2,000,000+ square feet of office space and located near high-earning tech industry

PROPERTY HIGHLIGHTS

- » Premier surrounding demographics feature an impressive 3-mile population count of 83,600 people and boasts an average household income in excess of \$124,700
- » Strategically located at the intersection of Routes 7 and 28, strong traffic counts of 83,000 and 44,000 respectively provide the asset with exposure to a robust consumer base daily



5-MILE AHHI
\$143,000



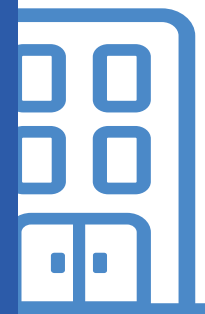
70%
OF THE WORLDS
WEB TRAFFIC RUNS
THROUGH
**LOUDOUN
COUNTY**

60%
OF HOUSEHOLDS
EARN MORE THAN
\$100K
WITHIN 5-MILES



\$1.1B
5-MILE RETAIL
TRADE GAP

ROUTE 7 AND
ROUTE 28
COLLECTIVELY SEE
APPROXIMATELY
127,000 VPD



ZERO
EXISTING VACANCIES
GREATER THAN
35,000 SF
WITHIN 5-MILES



PROPERTY SUMMARY

Located in one of the most affluent regions in the country, 21050 Dulles Town Circle is ideally positioned to thrive amongst the robust demographic profile of the region. The opportunity would allow a tenant to lease a well located asset at an existing regional mall, which sees substantial traffic volume and is nestled among some of the nation's wealthiest consumers. Additionally, the Dulles region is growing rapidly due to the expansion of the Metro Silver Line, which will make Washington DC accessible via mass transit. 21050 Dulles Town Circle can be accessed by multiple highways (Route 28 and Route 7) and is only minutes away from Washington Dulles International Airport as well. The combination of superior accessibility and premier demographics is what sets this asset apart from others within the submarket, providing future upside as the region continues to develop.

AERIAL MAP



COUNTRYSIDE MARKETPLACE

SAFeway CVS pharmacy

REGAL SHOPPING CENTER

REGAL CINEMAS CHIPOTLE

CASCADES 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

21050 DULLES TOWN CIRCLE

The Cheesecake Factory

macy's

Victoria's Secret

JCPenney

REGAL CINEMAS

sears



Overview

GLA
1.4 Million SF

Property Type
Super Regional

Site Acreage
132 Acres

Mall Stores Open
132

Key Retailers

Macy's	Victoria's Secret
JCPenney	Hollister
Dick's Sporting Goods	Pink
LA Fitness	Bath & Body Works
Ann Taylor	Banana Republic
Forever 21	Express
H&M	

Restaurants & Entertainment

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



Demographics at a Glance

		Trade Area	10 Mile Area			Trade Area	10 Mile Area	
Population	Trade Area Population:	\$411,760	\$532,939	Age	Median Age:	40	40.58	
	Total Daytime Population:	\$422,541	\$561,276					
Income	Household Avg:	\$161,889	\$165,751	Households	Total Households:	144,702	185,152	
	2025 Projected:	\$176,283	\$180,436			HH with Children:	40%	41%
Housing	Avg Home Value:	\$700,314	\$717,241	Education & Occupation	College Grads:	64%	61%	
	Owner Occupied:	73%	72%			White Collar:	85,070	107,222
Household Income	\$50,000-\$74,999:	11%	10%	Race/ Ethnicity	White:	55%	56%	
	\$75,000-\$99,999:	11%	11%			Asian:	19%	19%
	\$100,000-\$149,999:	22%	22%			Hispanic/Latino:	14%	13%
	\$150,000 or more:	42%	43%			Black:	8%	8%
					Other:	4%	4%	

LORD & TAYLOR FLOOR PLAN

