DULLES TOWN CROSSING

Next® REALTY MID-ATLANTIC

AT LEASE

7,000 SF IN LINE

-

30,630 SF ANCHOR

Nokes Blvd & Atlantic Blvd
Sterling, VA 20166

JOIN NATIONAL TENANTS:

KIMCO REALTY

T.J.maxx · NORDSTROM Rack · LOWE'S Home Improvement Warehouse "Improving Home Improvement" · BED BATH & BEYOND · SAM'S CLUB · ASHLEY FURNITURE Homestore · VCF VALUE CITY FURNITURE · Walmart "Save money. Live better." · COST PLUS WORLD MARKET · BEST BUY

INTERESTED IN MORE INFORMATION? CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
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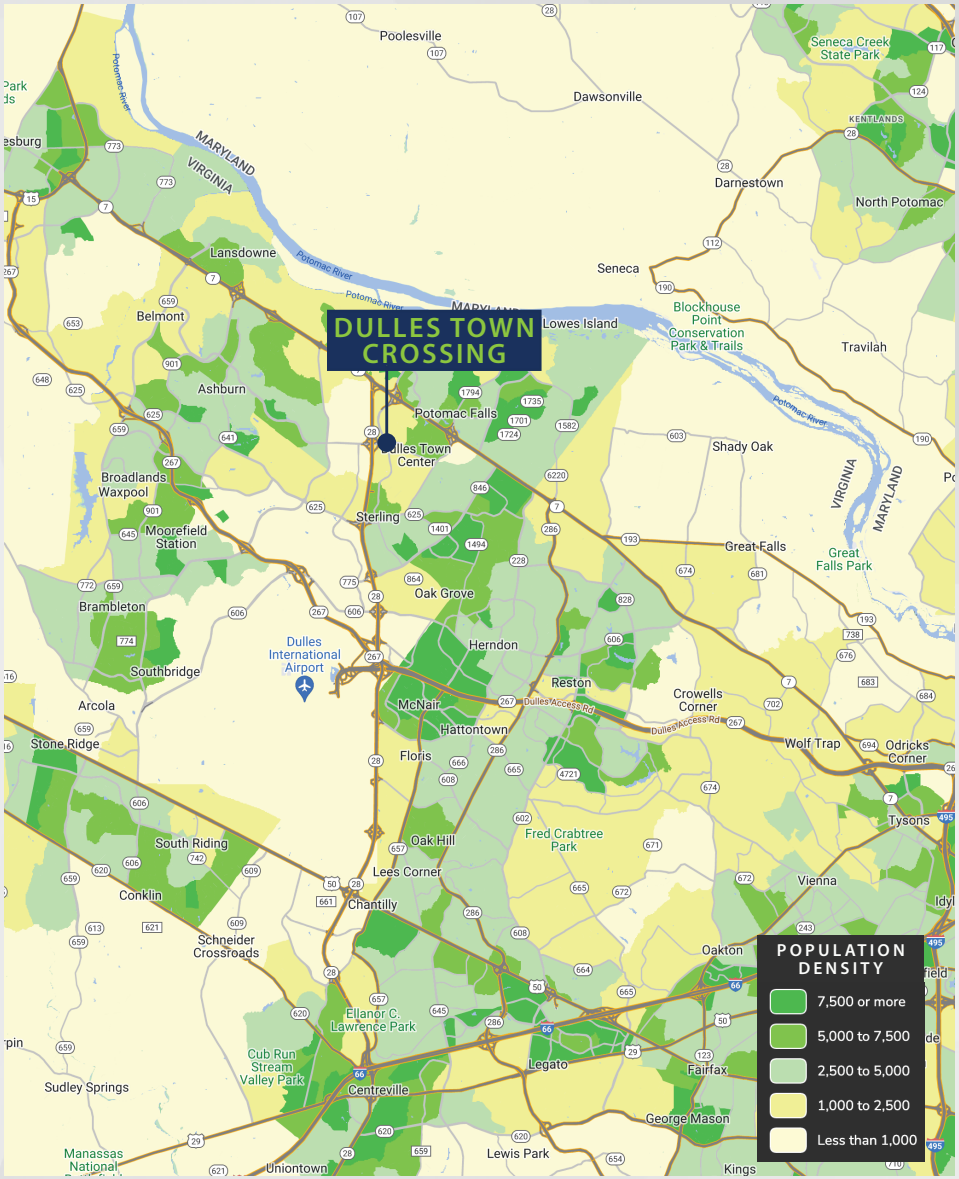
DEMOGRAPHICS



	3 MILE	5 MILE	7 MILE
POPULATION	91,911	221,339	368,980
HOUSEHOLDS	31,964	74,674	127,180
MEDIAN HH INCOME	$114,149	$133,777	$144,856

2021 TRAFFIC COUNTS

SULLY RD.....81,126 AADT
NOKES BLVD.....27,813 AADT
ATLANTIC BLVD.....21,657 AADT

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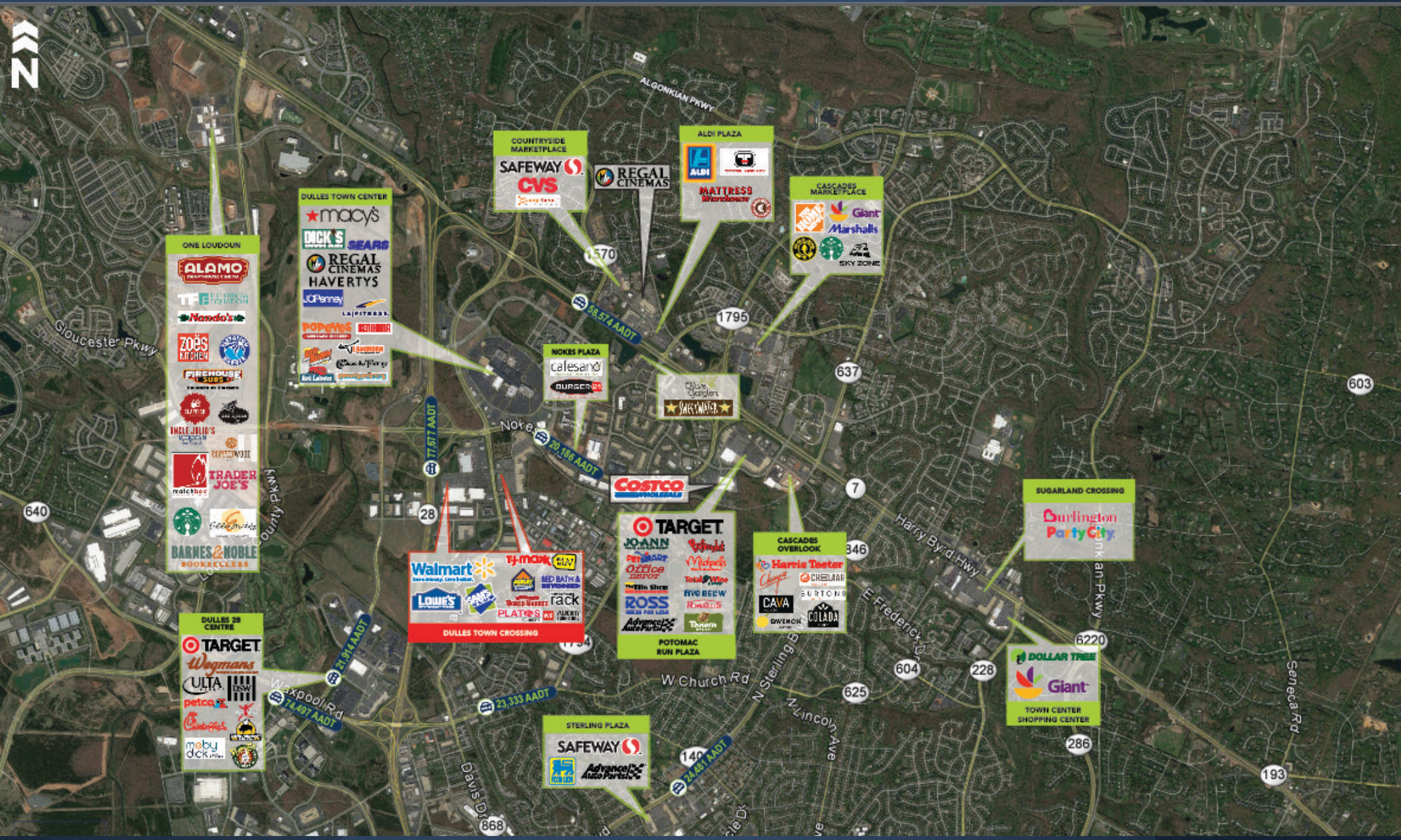
THE TRADE AREA



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SITE PLAN

1. Ethan Allen	18,000 SF
2. Lowe's Home Improvement	135,197 SF
3. Walmart	209,613 SF
4. Sam's Club	135,193 SF
5. Udupi Bhavan	4,200 SF
6. Haircut 4 U	1,200 SF
7. Sunlight Grocery and Halal Meat	1,800 SF
8. Ashley Furniture HomeStore	29,974 SF
9. AT LEASE	**30,630 SF**
10. Curry's Automotive	4,500 SF
11. The Big Screen Store	4,200 SF
12. Mattress Warehouse	4,015 SF
13. AT LEASE	**7,000 SF**
14. Subway	1,600 SF
15. Premium Spas & Billards	3,200 SF
16. Wecaerus LLC	1,600 SF
17. Manner Finance	1,600 SF
18. Plato's Closet	3,200 SF
19. TJ Maxx	30,000 SF
20. America's Best Contacts & Eye	3,500 SF
21. Dulles Nutrition Corner, LLC	1,472 SF
22. Pomodoro Pasta, Pizza & More	2,100 SF
23. Sterling Nails & Beauty Spa	1,200 SF
24. Super Chicken	1,985 SF
25. Kabob & Chicken	1,200 SF
26. Carter's	3,483 SF
27. Lane Bryant	4,500 SF
28. Nordtrom Rack	37,000 SF
29. SKECHERS	9,000 SF
30. Rack Room Shoes	9,000 SF
31. Bed Bath & Beyond	35,000 SF
32. Cost Plus World Market	18,280 SF
33. Best Buy	45,000 SF
39. Men's Wearhouse	6,300 SF
40. Vitamin Shoppe	2,700 SF

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