

DULLES TOWN CROSSING

Next
REALTY
MID-ATLANTIC



FOR LEASE

1,200 SF
&
1 AC Pad Site
AVAILABLE

Nokes Blvd & Atlantic Blvd
Sterling, VA 20166

JOIN NATIONAL TENANTS:

JUST SIGNED!
AQUA-TOTS
SWIM SCHOOLS

TJ-maxx

LOWE'S
Home Improvement Warehouse
Improving Home Improvement

BOB'S
DISCOUNT
FURNITURE

SAM'S
CLUB

ASHLEY
FURNITURE
HomeStore

NORDSTROM RACK

Walmart
Save money. Live better.

COST PLUS
WORLD MARKET

BEST
BUY

KIMCO
REALTY

INTERESTED IN MORE INFORMATION?
CONTACT:

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<< MARKET OVERVIEW >>

PROPERTY HIGHLIGHTS

- High volume regional shopping center with over 737,000 SF of retail
- Centrally located in Dulles, VA with direct access to Route 28 (Sully Road) and less than 1/2 mile off Route 7 (Harry Byrd Hwy)

1 MILE SNAPSHOT

 **91,911**
Population

 **\$114,149**
Median Household Income

 **\$537,463**
Owner Occupied Median Home Value

 **54.6%**
People with a Bachelor Degree or Higher

 **856**
Total Businesses

 **15,421**
Employees

DEMOGRAPHICS*

	1-mile	3-miles	5-miles
Population	91,911	221,339	368,980
Households	31,964	74,674	127,180
Median HH Income	\$114,149	\$133,777	\$144,856
Daytime Population	16,253	90,387	190,347

*Demographics are 2022 Estimates © 2023 SITES USA, Inc.

TRAFFIC COUNTS



81,126 AADT
Sully Rd

27,813 AADT
Nokes Blvd

21,657 AADT
Atlantic Blvd

2022 Traffic Counts

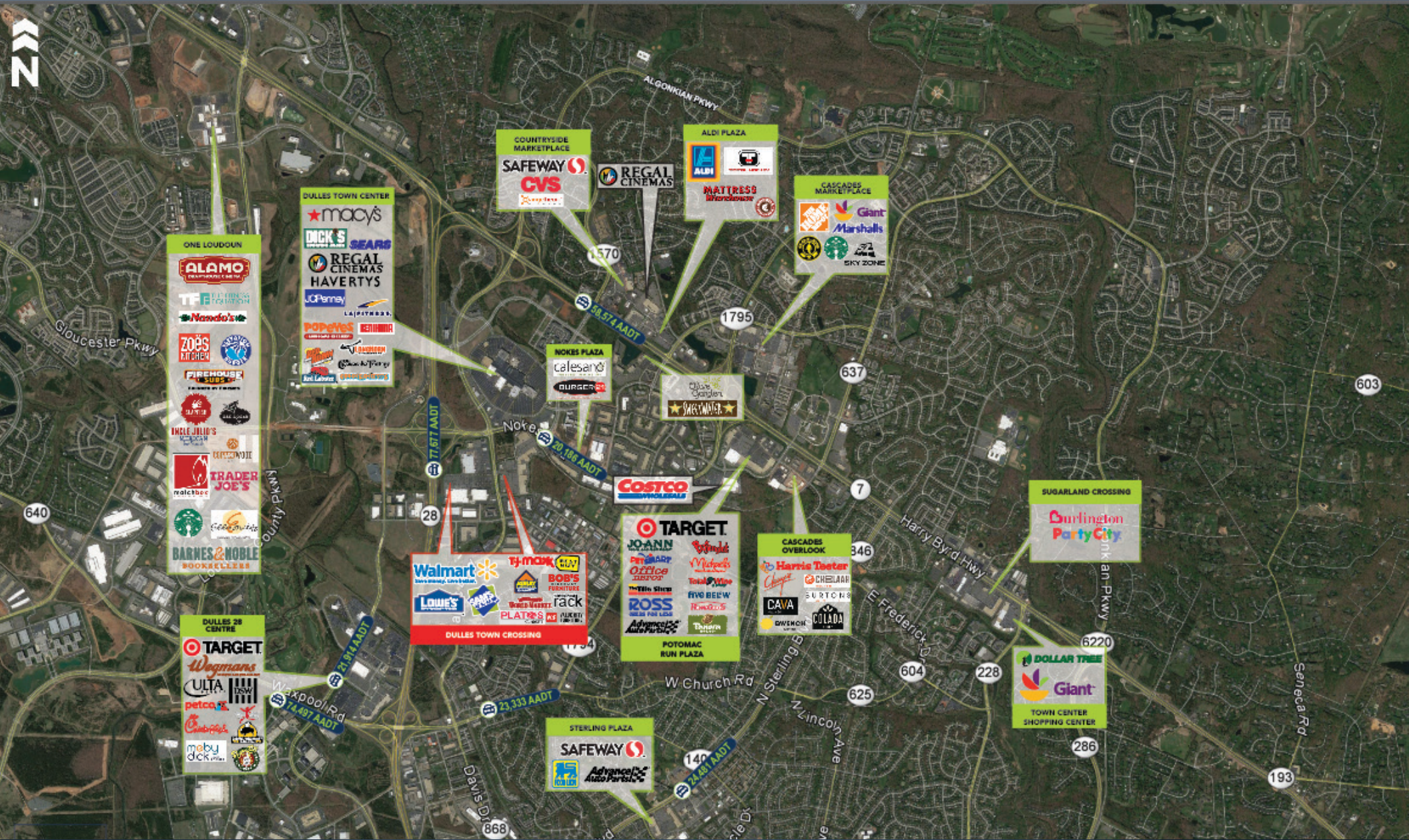
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<<< THE TRADE AREA >>>



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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. CHA Street Food	4,200 SF
6. AVAILABLE	1,200 SF
7. Sunlight Grocery and Halal Meat	1,800 SF
8. Ashley Furniture HomeStore	29,974 SF
9. Marshalls	30,360 SF
10. Curry's Automotive	4,500 SF
11. Fairfax Kitchen and Bath	4,200 SF
12. Mattress Warehouse	4,015 SF
13. Aqua Tots Swim Schools	30,630 SF
14. Subway	1,600 SF
15. Premium Spas & Billiards	3,200 SF
16. The UPS Store	1,600 SF
17. Mariner 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 Center	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. Nordstrom Rack	37,000 SF
29. SKECHERS	9,000 SF
30. Rack Room Shoes	9,000 SF
31. Bob's Discount Furniture	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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