

**DULLES 28**  
**DULLES, VA**  
**FULLY LEASED**

**RAPPAPORT**  
CULTIVATING PLACES









## DULLES 28

### DULLES, VA

- I Dulles 28 center is a 150,000-square-foot shopping center directly off of Route 28 and Waxpool Road in the heart of Loudoun County, Virginia
- I Three miles from Washington Dulles International Airport, and is anchored by large box retailers Wegmans and Target with junior box retailers Ulta, DSW, Old Navy and Petco
- I This Regional Power Center also includes restaurant tenants such as Chick-Fil-A, Chipotle, &pizza, Potbelly, Pei Wei, Moby Dick, Milk & Honey, and Buffalo Wild Wings
- I This center has high volume of traffic per day with 73,000 VPD at the intersection of Waxpool Road and Pacific Road and 136,00 VPD on Route 28

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	5,053	68,562	258,540
 DAYTIME POPULATION	12,173	85,407	240,197
 HOUSEHOLD INCOME	\$113,153	\$131,768	\$151,492
 TRAFFIC COUNTS	136,000 on On Route 28		

### CO-TENANTS





**DULLES 28**  
DULLES, VA

GLoucester Pkwy

**DULLES TOWN CENTER**

★ macy's EXPRESS ANN TAYLOR  
AÉROPOSTALE **BAM!** Starbucks AMERICAN EAGLE OUTFITTERS  
The Cheesecake Factory BANANA REPUBLIC LONGHORN STEAKHOUSE

**ASHBURN TOWN SQUARE**

jiffy lube LOTTE market  
KFC 7-Eleven CVS pharmacy

**DULLES TOWN CROSSING**

MEN'S WEARHOUSE Sams Club  
Low's Walmart Chick-fil-ee  
Bank of America ETHAN ALLEN

WORLD MARKET BED BATH & BEYOND  
BEST BUY MATTRESS Warehouse  
NORDSTROM rack BACK TO SCHOOL STORE



**DULLES 28 CENTRE**

AT&T OLD NAVY  
COLD STONE CREAMERY petco  
CHIPOTLE DSW  
Wegmans TARGET



28

625

90,000 VPD

28



Loudoun County Pkwy

Dulles Toll Road (267)



**SITE PLAN**  
**DULLES 28 | DULLES, VA**  
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## TENANT LIST

DULLES 28 | DULLES, VA

#	SQ. FT	MERCHANT
1	3,036	Sushi Cho
2	2,500	Samskara Yoga
3	9,355	Big Blue Swim School
4	1,200	European Wax Center
5	1,200	The Joint...The Chiropractic Place
6	14,463	Petco
7	3,505	AT&T
8	3,518	Serotonin
9	14,786	Old Navy
10	3,475	Medical Access
11	10,000	Ulta
12	2,454	GameStop
13	15,333	DSW

#	SQ. FT	MERCHANT
14	1,376	Avalon Nail Salon
15	1,410	Bubbles
16	1,239	Nautical Bowls
17	2,523	Chipotle
18	2,030	Moby Dick House of Kabob
19	3,322	Massage Envy
20	3,158	VA ABC
21	1,600	MyEyeDr.
22	1,600	FedEx
23	4,367	Verizon Wireless
24	3,123	NV kitchen and bath
25	2,500	T-Mobile
26	1,207	Hair Cuttery

#	SQ. FT	MERCHANT
27	1,517	Milk & Honey
28	1,045	Pei Wei
29	3,680	Sleep Number
30	1,005	Robeks Fruit Smoothies
31	2,864	Potbelly Sandwich Shop
32	1,045	Cold Stone Creamery
33	1,517	&pizza
34	4,779	Chic-Fil-A
35	3,650	JPMorgan Chase Bank
36	6,350	Buffalo Wild Wings
37		Target
38	135,000	Wegmans



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**DULLES 28 | 22000 DULLES RETAIL PLAZA, DULLES, VA**

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