

DULLES 28

DULLES, VA

3,518 SF 2ND GENERATION MED SPA AVAILABLE

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 2025

	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
BOOKS-A-MILLION BANANA REPUBLIC LONGHORN STEAKHOUSE
 The Cheesecake Factory

ASHBURN TOWN SQUARE

jiffy lube LOTTE Market
 KFC 7-Eleven CVS pharmacy

DULLES TOWN CROSSING

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

WORLD MARKET BED BATH & BEYOND
 BEST BUY MATTRESS Warehouse
 NORDSTROM rack RACK ROOM SHOES



DULLES 28 CENTRE

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



NORTHROP GRUMMAN

Loudoun County Pkwy

28

625

90,000 VPD

28



CARMAX

EMILIO'S
BRICK OVEN PIZZA

Dulles Toll Road (267)

SITE PLAN

DULLES 28 | DULLES, VA

3,518 SF AVAILABLE



TENANT LIST

DULLES 28 | DULLES, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	3,036	Sushi Cho	14	1,376	Avalon Nail Salon	27	1,517	Milk & Honey
2	2,500	Samskara Yoga	15	1,410	Bubbles	28	1,045	Pei Wei
3	9,355	Big Blue Swim School	16	1,239	Nautical Bowls	29	3,680	Sleep Number
4	1,200	European Wax Center	17	2,523	Chipotle	30	1,005	Robeks Fruit Smoothies
5	1,200	The Joint...The Chiropractic Place	18	2,030	Moby Dick House of Kabob	31	2,864	Potbelly Sandwich Shop
6	14,463	Petco	19	3,322	Massage Envy	32	1,045	Cold Stone Creamery
7	3,505	AT&T	20	3,158	VA ABC	33	1,517	&pizza
8	3,518	Available	21	1,600	MyEyeDr.	34	4,779	Chic-Fil-A
9	14,786	Old Navy	22	1,600	FedEx	35	3,650	JPMorgan Chase Bank
10	3,475	Medical Access	23	4,367	Verizon Wireless	36	6,350	Buffalo Wild Wings
11	10,000	Ulta	24	3,123	NV kitchen and bath	37		Target
12	2,454	GameStop	25	2,500	T-Mobile	38	135,000	Wegmans
13	15,333	DSW	26	1,207	Hair Cuttery			

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DULLES, VA





DULLES 28 | 22000 DULLES RETAIL PLAZA, DULLES, VA

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