

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

ASHBURN TOWN SQUARE



DULLES TOWN CROSSING



DULLES 28 CENTRE



NORTHROP GRUMMAN

28

CARMAX

625

90,000 VPD

28

EMILIO'S
BRICK OVEN PIZZA



LOUDOUN COUNTY PKWY

DULLES TOLL ROAD (267)

SITE PLAN

DULLES 28 | DULLES, VA

3,518 SF AVAILABLE



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	Available
9	14,786	Old Navy
10	3,475	Medical Access
11	10,000	ULTA Beauty
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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