



Dulles 28
Dulles, VA

Fully Leased

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CULTIVATING PLACES

®

Dulles

Virginia

- 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
- 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
- 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
- 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



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	4,934	66,640	256,621
Daytime Population	3,664	76,608	149,311
Household Income	\$163,163	\$151,571	\$182,389
Traffic Counts	102,000 on Route 28		

Area Retailers





Ashburn Farm Village Center



Pipeline Plaza



Cameron Chase Village Centre



Dulles Town Center



Broadlands Shopping Center



Ashburn Town Square



Dulles Town Crossing



Nokes Plaza at Dulles Town Center



Shoppes At Ryan Park



Loudoun Station



MOORFIELD STATION
NEW DEVELOPMENT

Dulles 28 Centre

Site Plan

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● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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	Road Runner Sports
9	14,786	Old Navy
10	3,475	Medical Access
11	10,000	ULTA Beauty
12	2,454	Karak Coffee
13	15,333	DSW

Space #	Sq. Ft.	Tenant
14	1,376	Avalon Nail Salon
15	1,410	Bubbles
16	1,239	The Difference Baker
17	2,523	Chipotle
18	2,030	Moby Dick House of Kabob
19	3,322	Massage Envy
20	3,158	Virginia 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

Space #	Sq. Ft.	Tenant
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	Chick-Fil-A
35	3,650	JPMorgan Chase Bank
36	6,350	Buffalo Wild Wings
37	-	Target
38	135,000	Wegmans

The Property



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