

DULLES TOWN CROSSING

ATLANTIC BLVD. & NOKES BLVD., STERLING, VA



GLA: 808,442 SF

ACRES: 105

PARKING SPACES: 4,085

PARKING RATIO: 5.1 per 1,000 SF

MSA: Washington-Arlington-Alexandria (DC-VA-MD-WV)

WEB LINK: kimcorealty.com/1175C

DEMOGRAPHICS

2016 ESTIMATES	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVG. HH INCOME	MED. HH INCOME	PER CAPITA INCOME
1 MILE	5,087	18,196	2,028	\$100,605	\$91,997	\$40,114
3 MILE	86,487	100,366	30,418	\$114,890	\$98,921	\$40,439
5 MILE	213,069	216,314	73,426	\$135,211	\$112,576	\$46,626
10 MILE	532,478	577,184	184,181	\$151,249	\$123,428	\$52,396

LEASING REPRESENTATIVE

KEVIN ALLEN

(410) 427-4434 | kallen@kimcorealty.com

DULLES TOWN CROSSING

ATLANTIC BLVD. & NOKES BLVD., STERLING, VA



TENANT

TENANT	SQFT
1 Ethan Allen	18,000
2 Lowe's Home Center	135,197
3 Walmart	209,613
4 Sam's Club	135,193
5 Woodlands - pure vegetarian	4,200
6 Haircut 4 U	1,200
7 Available	1,800
8 Ashley Furniture HomeStore	29,974
9 Value City	30,630
10 Curry's Automotive	4,500
11 The Big Screen Store	4,200
12 Mattress Warehouse	4,015
13 Kirkland's Home	7,000
14 Subway	1,600
15 Premium Spas & Billards	3,200
16 Available	1,600
17 Mariner Finance	1,600
18 Plato's Closet	3,200
19 TJ Maxx	30,000
20 America's Best Contacts & Eye	3,500
21 Dulles Nutrition Corner, LLC	1,472
22 Pomodoro Pasta, Pizza & More	2,100
23 Sterling Nails & Beauty Spa	1,200
24 Super Chicken	1,985
25 Kabob & Chicken	1,200
26 Carter's	3,483
27 Lane Bryant	4,500
28 Nordstrom Rack	37,000
29 Dress Barn	9,000
30 Rack Room Shoes	9,000
31 Bed Bath & Beyond	35,000
32 Cost Plus World Market	18,280
33 Best Buy	45,000
40 Men's Wearhouse	6,300
41 Vitamin Shoppe	2,700

■ Non-Controlled ■ Availability

LEASING REPRESENTATIVE

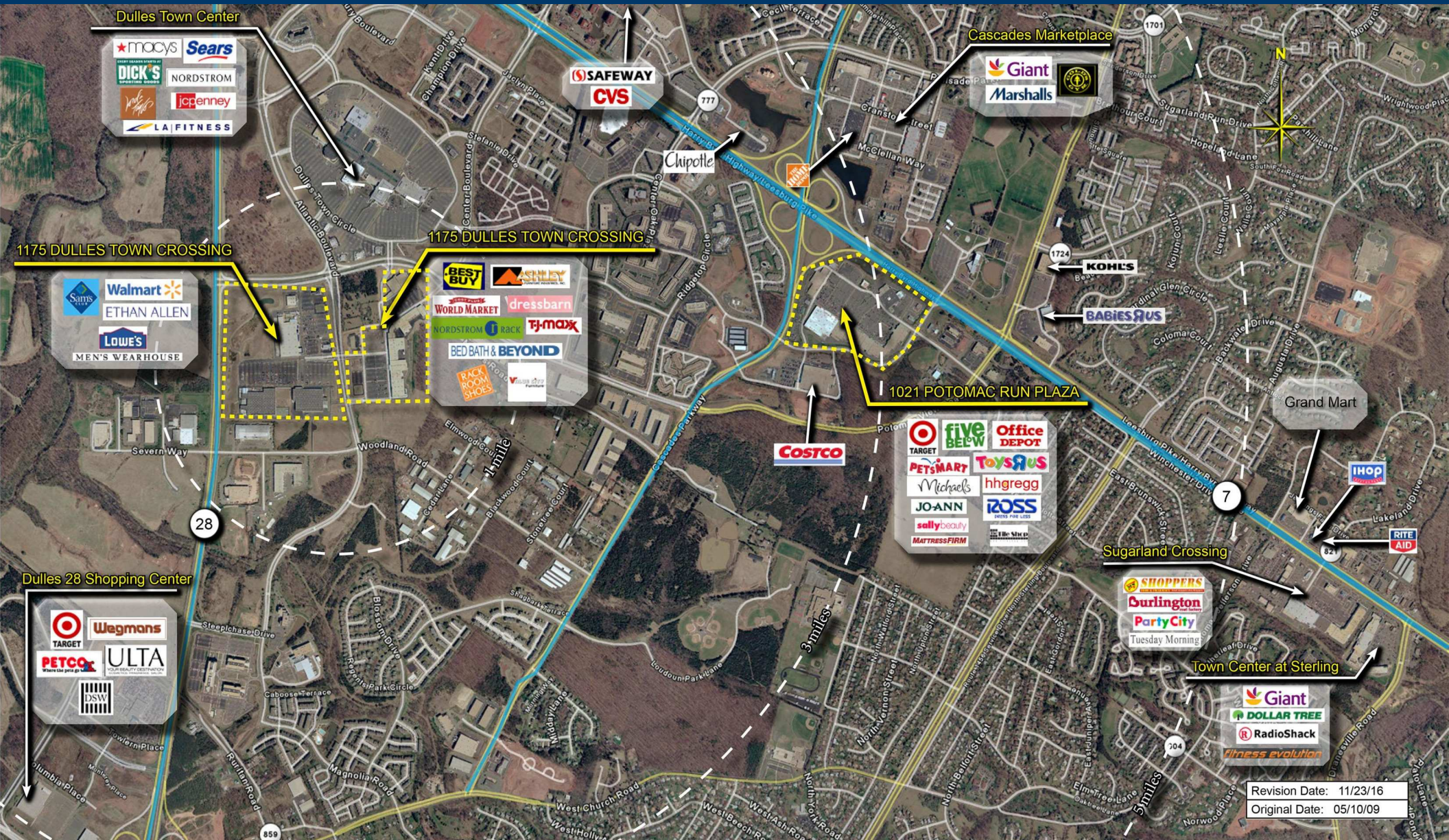
KEVIN ALLEN

(410) 427-4434 | kallen@kimcorealty.com

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbs-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbs-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

DULLES TOWN CROSSING

ATLANTIC BLVD. & NOKES BLVD., STERLING, VA



Revision Date: 11/23/16
 Original Date: 05/10/09

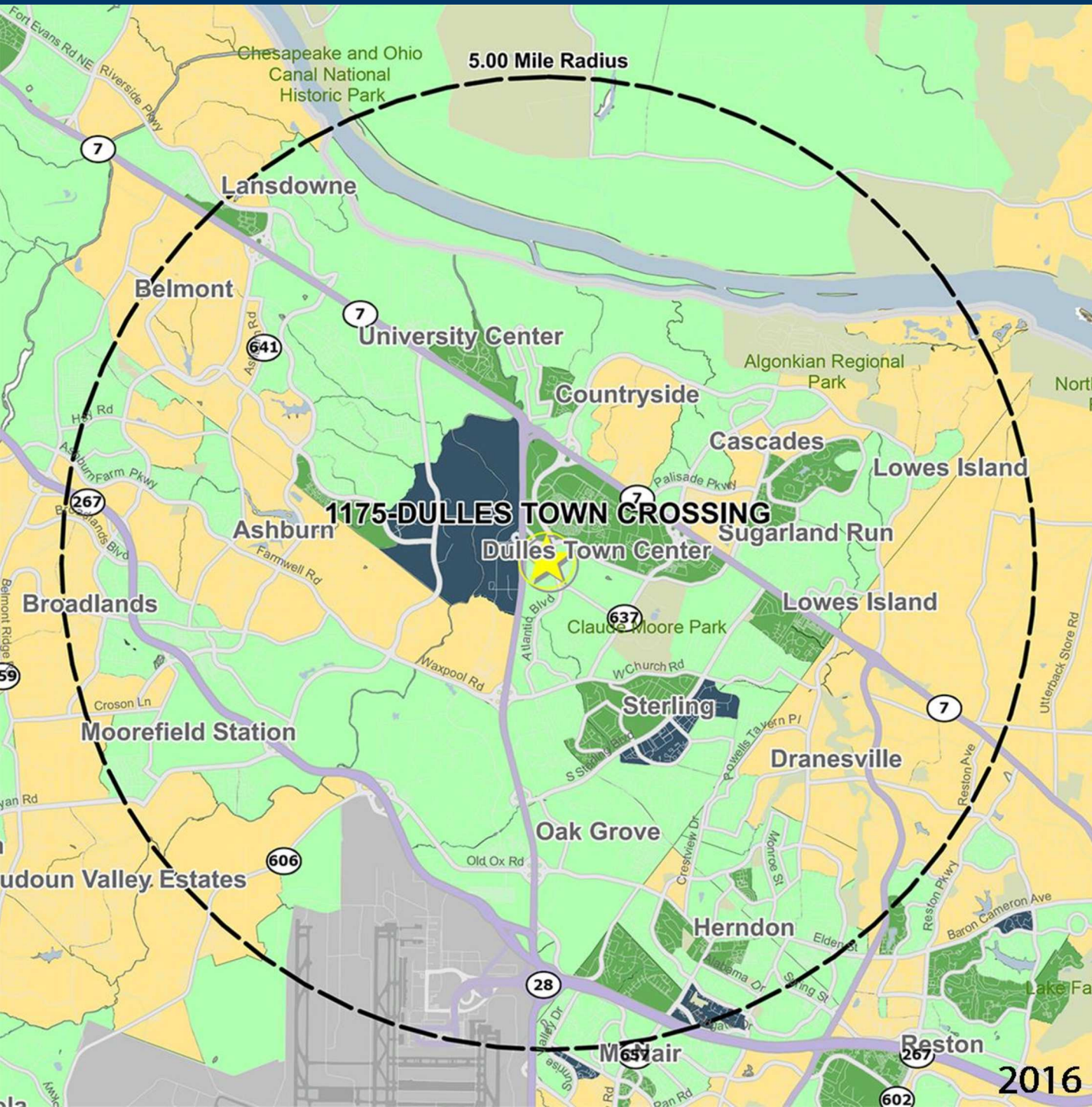
LEASING REPRESENTATIVE

KEVIN ALLEN

(410) 427-4434 | kallen@kimcorealty.com

DULLES TOWN CROSSING

ATLANTIC BLVD. & NOKES BLVD., STERLING, VA



DEMOGRAPHICS

2016 ESTIMATES	1-MILE	3-MILE	5-MILE
POPULATION	5,087	86,487	213,069
DAYTIME POP	18,196	100,366	216,314
HOUSEHOLDS	2,028	30,418	73,426
AVERAGE HH INCOME	\$100,605	\$114,890	\$135,211
MEDIAN HH INCOME	\$91,997	\$98,921	\$112,576
PER CAPITA INCOME	\$40,114	\$40,439	\$46,626

Trade Area Systems, Updates of 2010 Census Data by Synergis

Average Household Income by Block Group



Popstats, 4Q 2016 rev., Trade Area Systems