

# DULLES EXPO SHOPPING CENTER

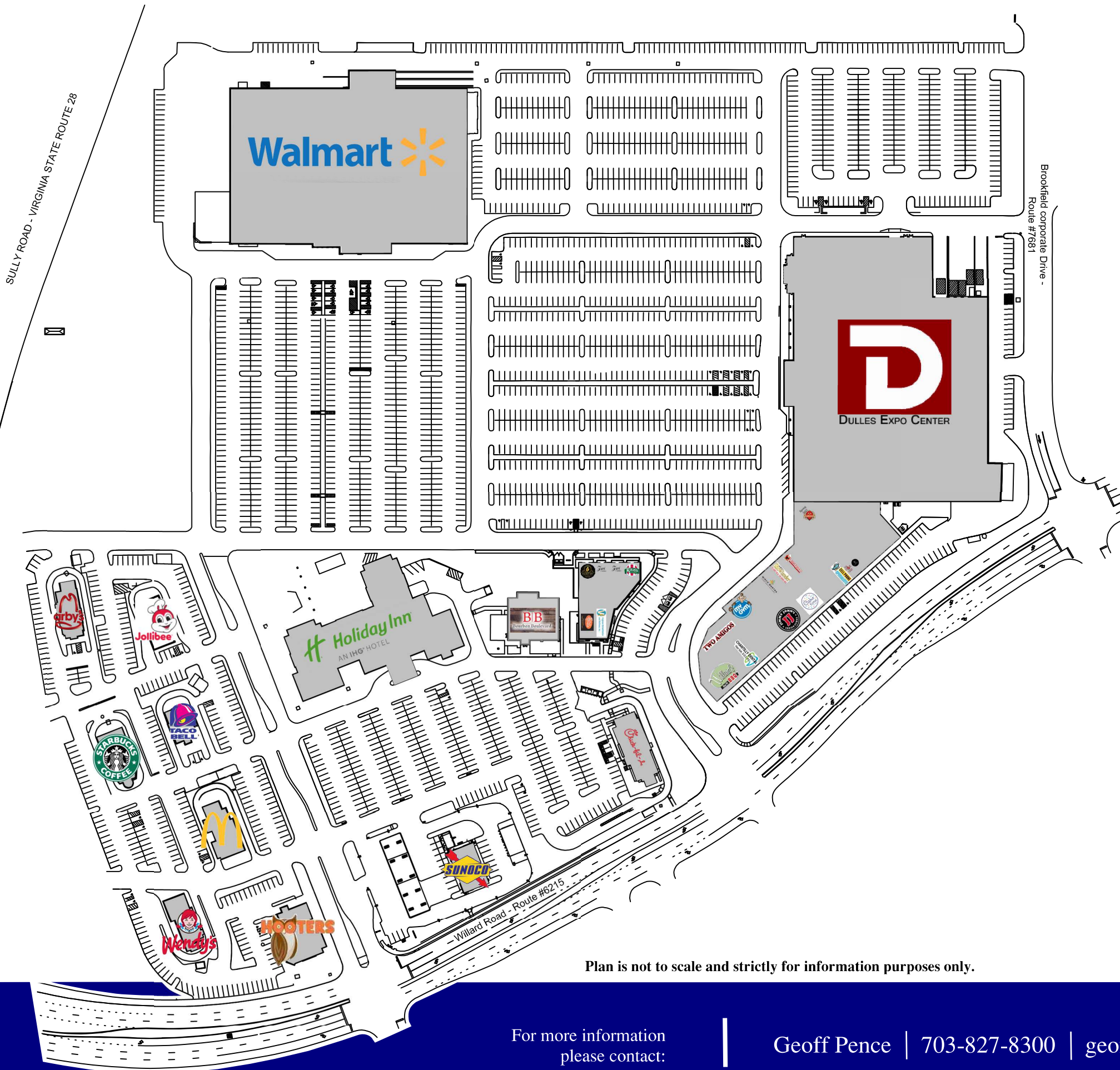
Chantilly Virginia

## Center Highlights:

- High-volume regional shopping center with over 269,000 SF of retail.
- Home to the Dulles Expo Convention Center which host over 60 annual events attracting more than 800,000 people.
- Excellent visibility from:
  - VA Route 28 (111,000 AADT)
  - Willard Road (17,000 AADT)
- Strong office density with over 8.2 MSF of existing office space in a 1.5 mile radius.
- Future development opportunity for 100,000 SF of retail space.

Demographics*	2-mile	5-miles	10-miles
Population	29,3676	222,965	757,879
Households	9,465	76,955	261,870
Median HH income	\$122,809	\$129,844	\$124,500
College 4YR +	52%	61%	56%

\* Demographics are 2020 estimates

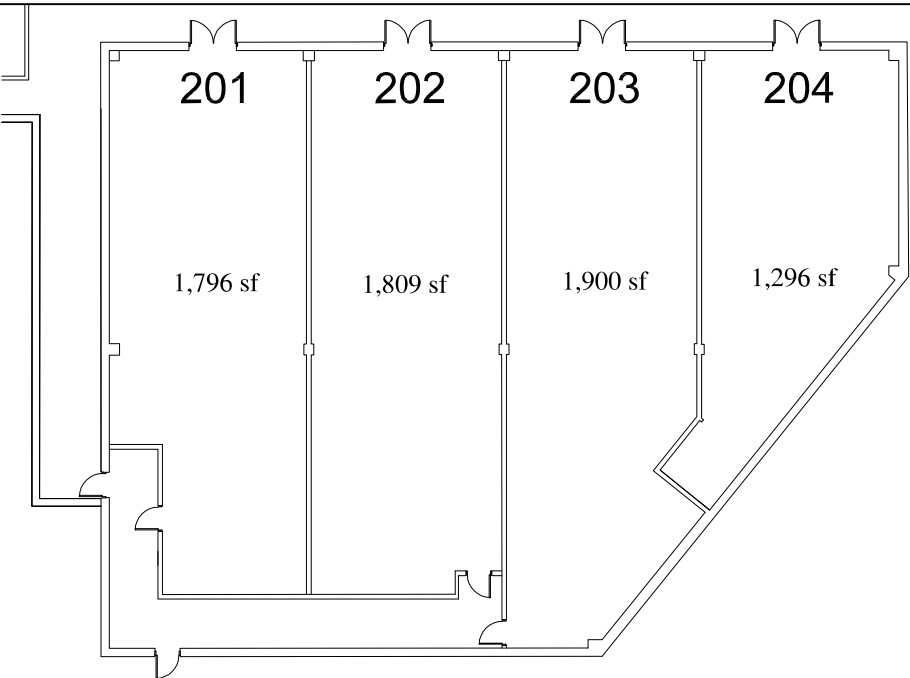
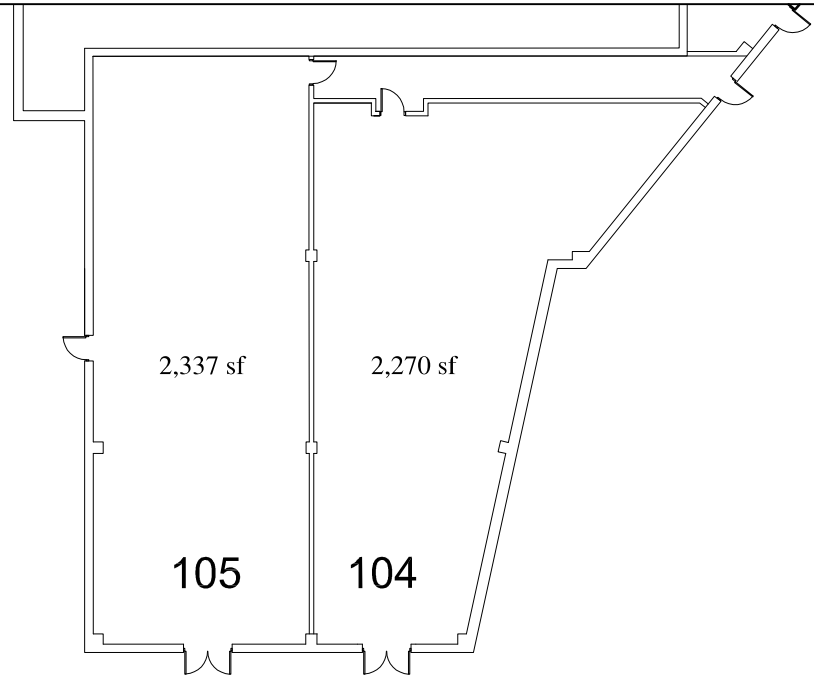


Plan is not to scale and strictly for information purposes only.

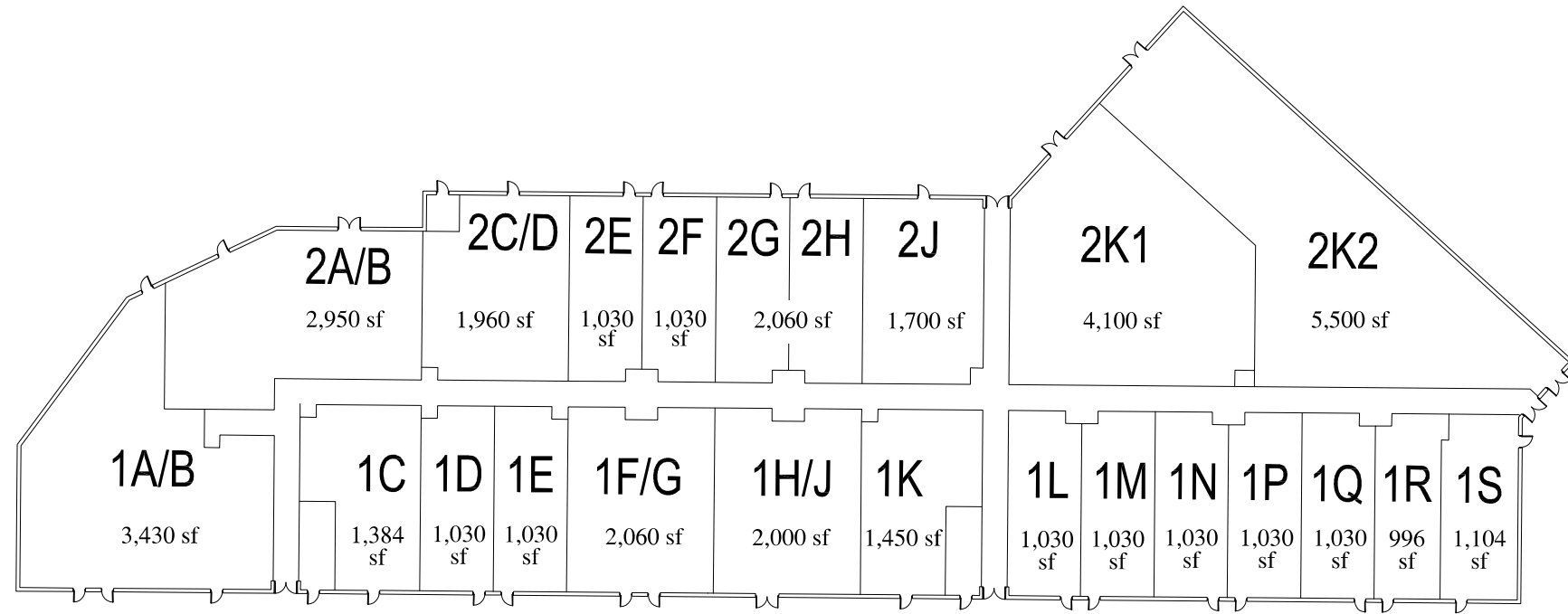
For more information  
please contact:

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pencegroup.com



- 4299 TENANTS**
- 105 Bento House
  - 104 VA Outpatient
  - 201 Nayak Beauty
  - 202 Zari Couture
  - 203 Zari Couture
  - 204 Rita's



- 4300 Tenants**
- 1A/B Willards BBQ
  - 1C Dentist Office
  - 1D Nami's Salon
  - 1E Tiffany Nails
  - 1F/G Jimmy Johns
  - 1H Cake Time
  - 1K Prime Mart
  - 1L Pioneer Kitchen
  - 1M Cell Phone Store
  - 1N Ottoman Kitchen
  - 1P Jaz Cutz
  - 1Q Best Tailor
  - 1R Asian Cafe
  - 1S Aquatic Paws
  - 2A/B Two Amigos
  - 2C My Gym
  - 2E Barber Shop
  - 2F Mirch Mantra
  - 2G/H Print Shop
  - 2J Calletana
  - 2K1 Appliance 4less
  - 2K2 Brickmania

**TENANTS**

**RETAIL SHOPS of DULLES EXPO CENTER**

DECEMBER 2022