

# FOR LEASE:

## DULLES EXPO CENTER CHANTILLY ROUTE 28, BETWEEN I-66 & THE DULLES TOLL ROAD

### ABOUT THIS PROPERTY FOR LEASE:

The Dulles Expo Center is a unique development, home to the second largest exhibit hall in the Washington, D.C. metropolitan area. Located just six miles south of Washington Dulles International Airport on Route 28, between I-66 and the Dulles Toll Road in Fairfax County, this 240,000 square foot facility offers over 2,400 free on-site parking spaces. A Holiday Inn Select Hotel is also on the property,

Chantilly, Virginia is home to a highly trained and educated workforce, with a desirable quality of life, competitive tax structure and close proximity to Washington, D.C., the Dulles Expo Center delivers to a diverse and dynamic economy, boasting nearly 27,000 companies, trade associations and organizations. The local business base consists of Internet service providers and web hosting data centers, e-commerce companies, software development and application firms, telecommunication firms, and virtually every major aerospace company in the free world. In addition, the surrounding community hosts corporate and regional headquarters operations, government contractors, thousands of trade and professional associations, retail firms, wholesale distributors, and business and financial services.

In addition to available pad sites in front of the hotel, there are in-line shops adjacent to the Expo Center with a diverse group of tenants.

For leasing information, contact Denny Weiss at

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## THE PENCE GROUP

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## SUMMARY DEMOGRAPHIC PROFILE:

**SOURCES:** Department of Systems Management for Human Services and U.S. Census Bureau, 2006 American Community Survey

### DEMOGRAPHICS

Total Population (2007)	1,041,507
Projected Population (2010)	1,059,211
Projected Population (2015)	1,110,239
Median Household Income	\$105,200
Chantilly Median Household Income	\$110,358

AGE GROUP	FEMALES	MALES	ALL PERSONS
Under 20 Years	13.4%	14.1%	27.5%
20 to 34 Years	8.1%	8.5%	16.6%
35 to 54 Years	17.2%	16.3%	33.5%
55 to 64 Years	6.8%	6.4%	13.2%
65 Years and Older	5.0%	4.2%	9.2%

INCOME	HOUSEHOLD	FAMILY
Under \$25,000	6.9%	4.7%
\$25,000-\$49,999	12.1%	9.3%
\$50,000-\$99,999	27.6%	23.8%
\$100,000 or more	53.4%	62.2%

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## EXPO CENTER – CURRENT VACANCIES (TWO PAD SITES):

SUITE 1D	1,030 square feet	SUITE 1F	4,000 square feet
SUITE 1L	2,060 square feet	SUITE 2F	1,030 square feet
SUITE 2J	1,700 square feet		

