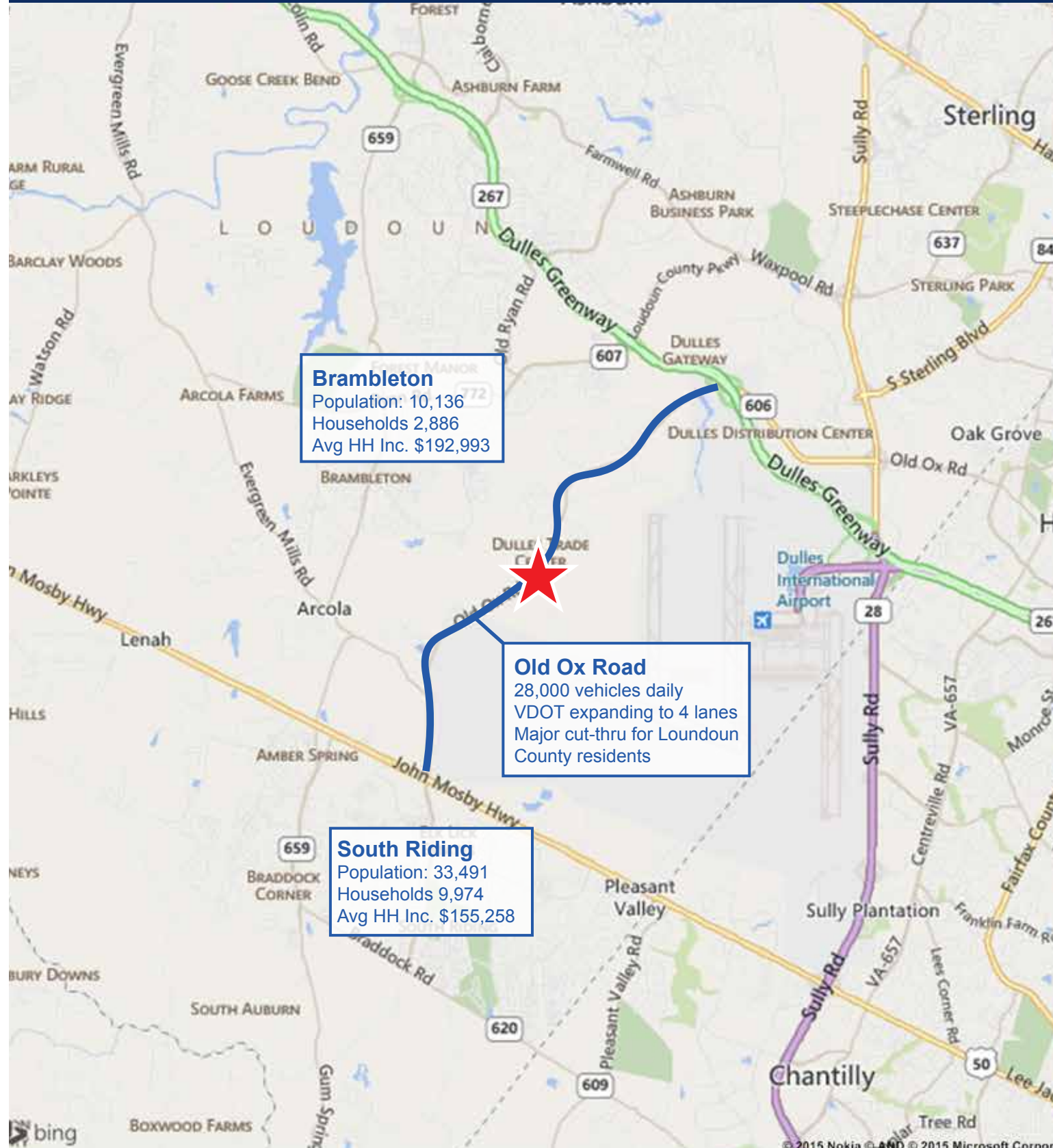


Space Available Between 1,600 - 10,000 SF



Space Available Between 1,600 - 10,000 SF



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
21,774

AVG HH INCOME
\$173,176



TRAFFIC COUNTS
26,000 VPD
(Old Ox Road)



DAYTIME POPULATION
14,221



CO-TENANTS
MCDONALDS, CAPITAL MMA, SUBWAY, PAPA JOHN'S PIZZA, UNITED BANK

DULLES MARKET SQUARE FACTS AT-A-GLANCE

- Located on Route 606/Old Ox Road between Route 50 & Route 28 with 26,000 vehicles passing per day
- Dulles Market Square national and regional tenants include McDonald's, Papa John's Pizza, Subway, Virginia Commerce Bank & Exxon
- Loudoun is the second fastest-growing county in the country with a population of more than 250,000 people.
- Old Ox Road is the future site of a Silver Line station, which will promote more traffic through the corridor

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	1,654	21,774	117,235
AVG HH INCOME	\$209,187	\$173,176	\$150,514
EMPLOYEES	2,319	14,221	81,254

SITE FACTS
SPACE: Between 1,653 SF & 5,105 SF
TRAFFIC COUNTS: 26,000 VPD

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Space Available Between 1,600 - 10,000 SF

