

# klnb | The Shops at Avenir



## By the Numbers

WALK SCORE

80

MEDIAN AGE

36

EDUCATIONAL ATTAINMENT

75%

AVERAGE HH INCOME

\$154,093

POPULATION  
(1 MILE RADIUS)

20,026

TOTAL GLA OWNED (SF)

124,216



For small-town charm, marvelous walking and biking trails, and an easy-as-pie connection to the heart of D.C., Dunn Loring checks all of the boxes — and then some.

This cozy neighborhood outside of the nation's capital packs a lot into its land area of just about two square miles. With beautiful homes, plenty of restaurants and coffee shops, and an impressive number of parks, it's no shocker that Dunn Loring is rated one of the best places to live in Virginia.

You'll start experiencing the charm right from the scenic drive in on the George Washington Memorial Parkway. (You can also skip the drive and arrive by Metro if that's your fancy; there are three nearby stations.)

A great place for young families, joggers, four-legged friends, and charming wooden bench enthusiasts, Dunn Loring might just be the place for you, too.



# Our Location



THE SHOPS AT AVENIR



# The Shops at Avenir Place Site Plan

2672 AVENIR PL





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