

ASANA PARTNERS

klnb | The Shops at Avenir



By the Numbers

WALK SCORE

80

MEDIAN AGE

35

EDUCATIONAL ATTAINMENT

80%

AVERAGE HH INCOME

\$200,435

POPULATION (1 MILE RADIUS)

18,915

TOTAL GLA OWNED (SF)

124,225



Outside the hustle and bustle of Washington, DC, the cozy neighborhood of Dunn Loring features scenic walking and biking trails and prime entertainment destinations, making this quiet oasis one of Northern Virginia's more sought-after markets.

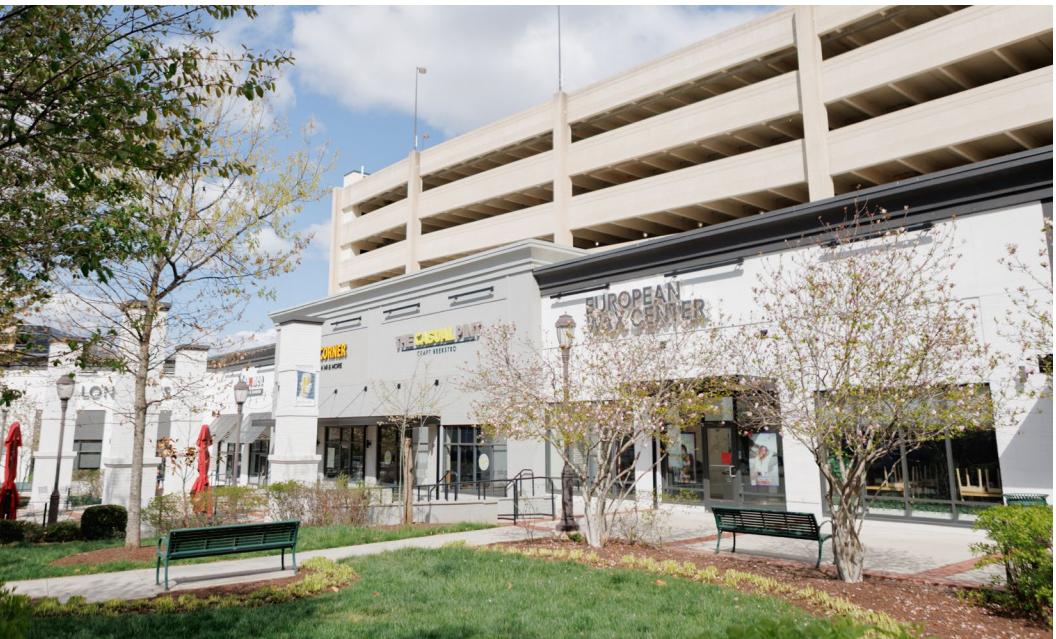
- With an A+ rating from Niche, Dunn Loring is one of the best places to live in Virginia, thanks to its top-tier schools and 45 miles of hiking, walking, and biking trails
- Ideally situated within Northern Virginia's burgeoning tech corridor, the Dunn Loring Metro Station (19K passengers/week) offers residents direct access to the entire Washington, DC metro area
- Premier shopping districts like The Shops at Avenir Place, seated directly on the Orange Line, provide residents of Dunn Loring access to a unique mix of retail and dining options
- Dunn Loring boasts strong neighborhood demographics, with average household incomes above \$178K and educational attainment of 79%
- Locals and visitors benefit from cultural centers like Wolf Trap National Park for the Performing Arts and Meadowlark Botanical Gardens, plus a year-round farmers' market



Our Location

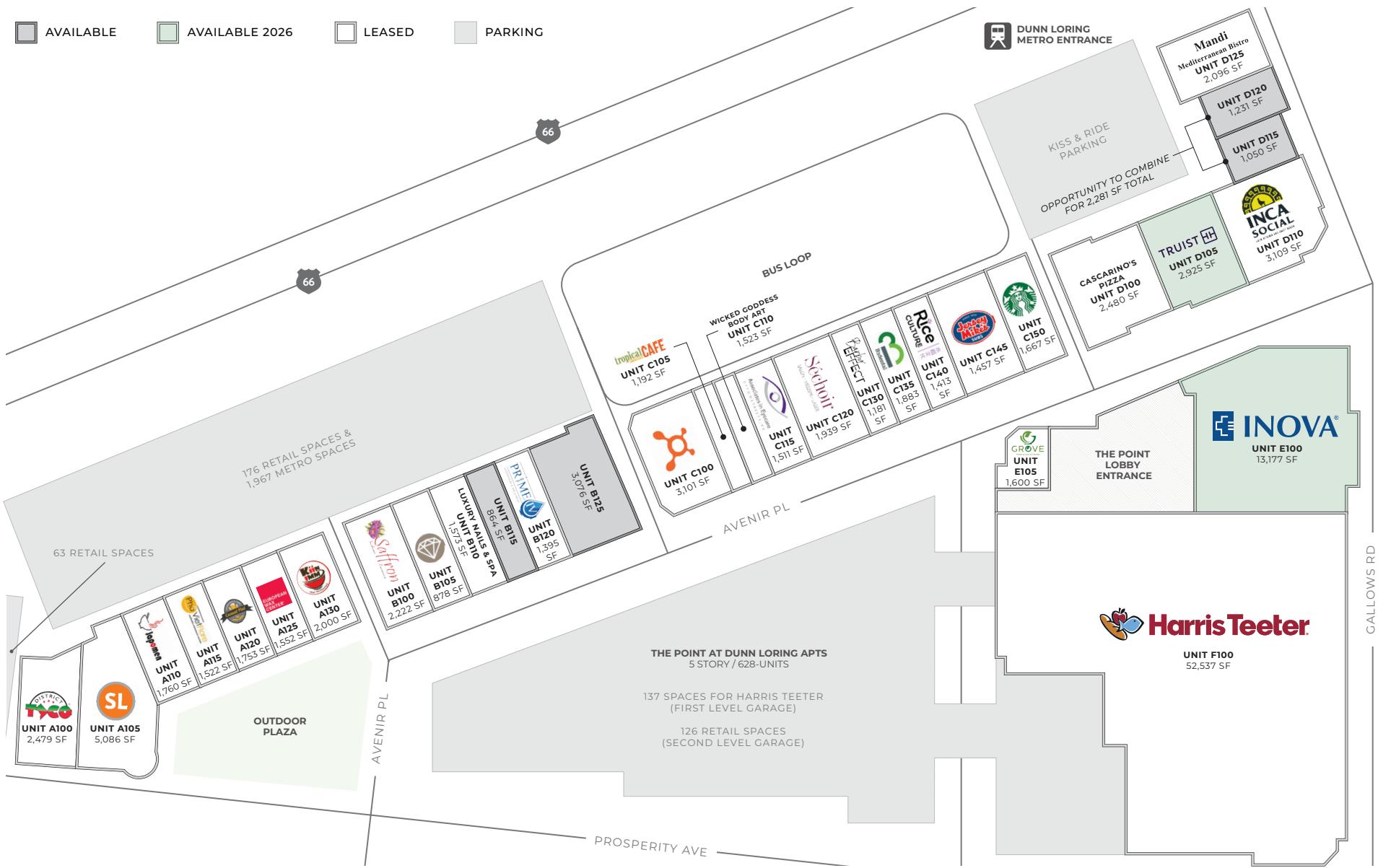


THE SHOPS AT AVENIR



The Shops at Avenir Place Site Plan

2672 AVENIR PLACE





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