



AVALON DUNN LORING

2750 GALLONS RD | VIENNA, VA



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1,436 SF 2ND GENERATION
RESTAURANT AVAILABLE

WWW.HRRETAIL.COM

JOIN: **DUNKIN'**



JUST SIGNED:



PROPERTY HIGHLIGHTS

- RETAIL AVAILABILITY:
- SPACE 2 1,436 SF
- PROJECT: 876 residential units
- TRAFFIC COUNT: 60,000 AAWDT at Gallows Road and Halstead Square Road

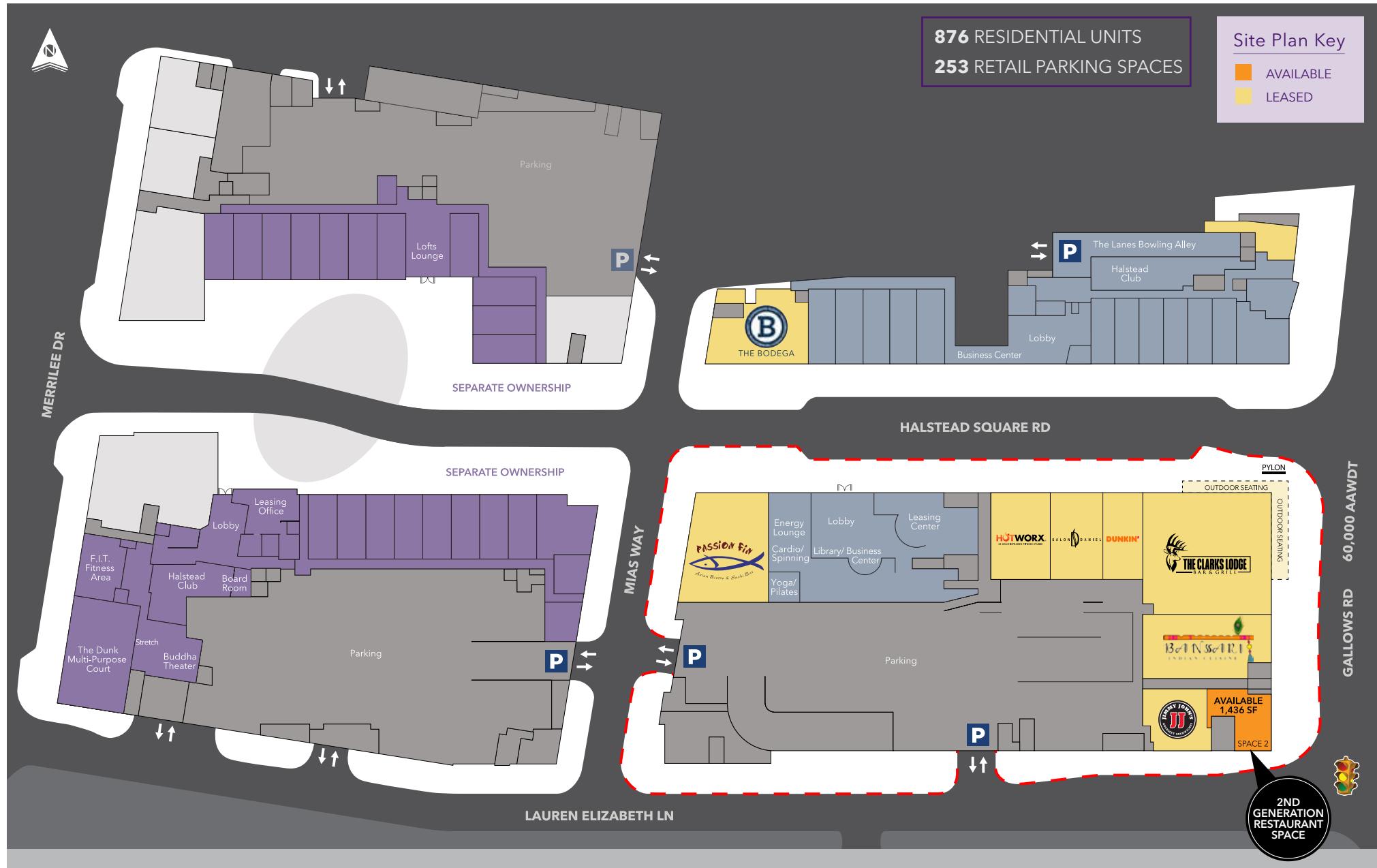
DEMOGRAPHICS

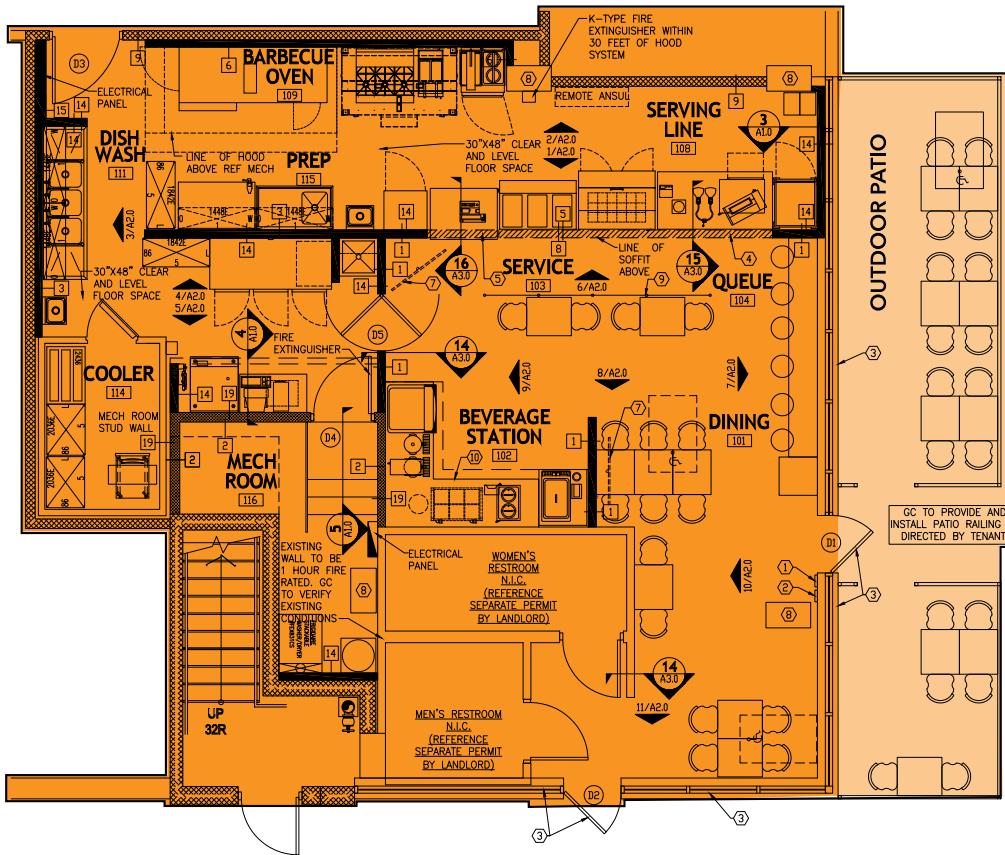
	POPULATION	AVG HH INCOME	EMPLOYEES
1	18,508	\$182,597	22,413
3	148,918	\$205,159	143,392
5	364,680	\$214,416	292,697

MILES

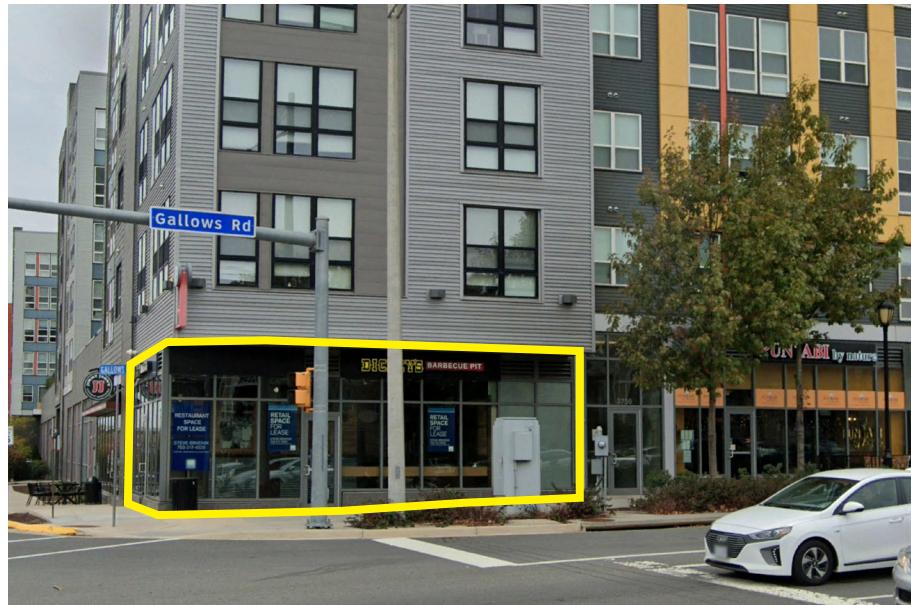


Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.





LAUREN ELIZABETH LN

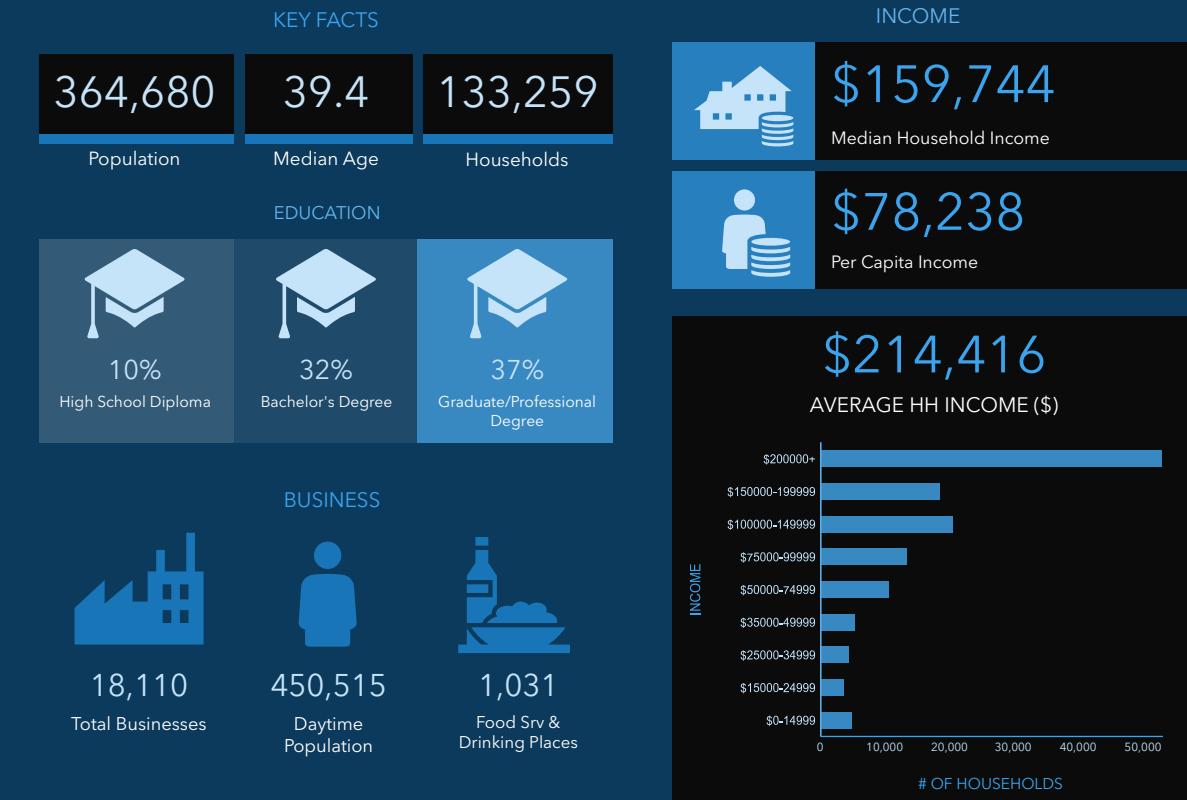
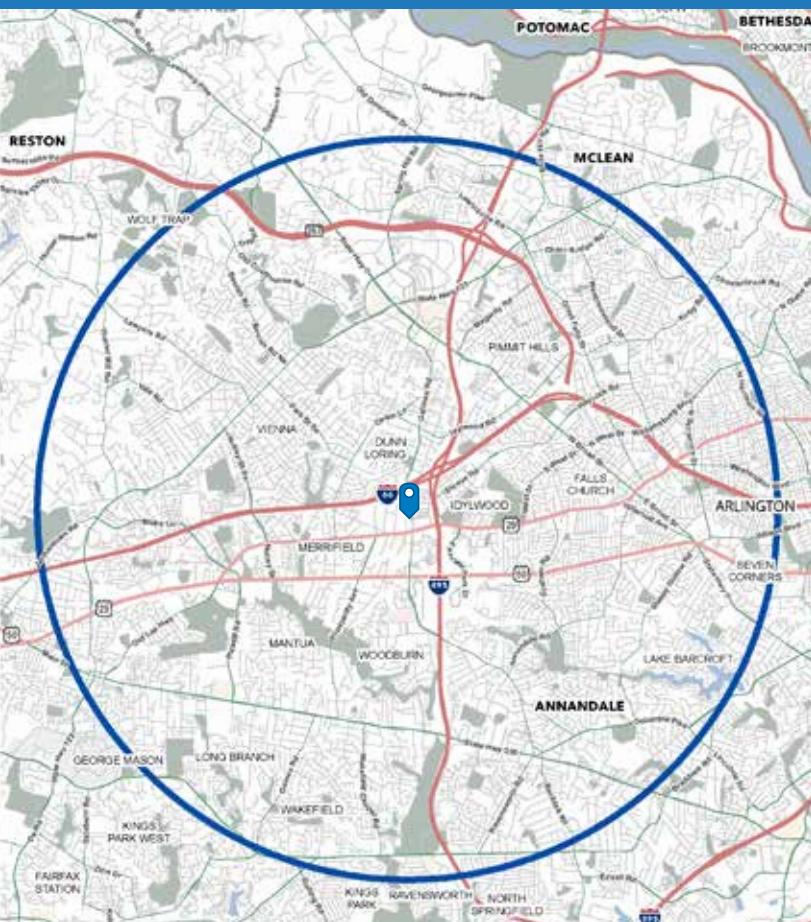


GALLONS RD 60,000 AA/DT





Vienna, VA
DEMOGRAPHIC PROFILE (2025)
Avalon Dunn Loring
5 Mile Ring



TAPESTRY SEGMENTS

D4 Metro Renters
3,623 (44.3%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabit, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ride-sharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, and reading digital newspapers.

D5 Laptops and Lattes
1,468 (18.0%) of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.

L3 Top Tier
1,283 (15.7%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private, K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners.



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