



# Potomac Run Plaza

Sterling, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



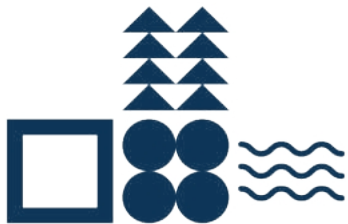
**Kevin Allen**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA)

361,110 SF

PARKING SPACES

1,604

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Mattress Firm	5,904
2	Michaels	35,333
3	Office Depot	15,000
4	Dollar Tree	13,000
5	Five Below	9,698
6	Sierra Trading Post	15,956
7	Ross Dress for Less	24,255
8	The Tile Shop	16,500
9	HomeSense	33,000
10	Total Beverage	13,200
11	HomeGoods	27,400
13	Bojangles	2,880
14	CareNow	4,160
15	Jiffy Lube	2,000
16	Available	4,064
17	Advance Auto Parts	15,000
18	PetSmart	26,040
19	Available	6,650
20	Five Guys Burgers	2,980
21	DomOishi	7,000
22	Miller's Ale House	7,716
23	Panera Bread	4,076
24	Sally Beauty Supply	1,702
25	Banaras Xpress	5,931
26	Regency Furniture	45,210
27	Navy Federal Credit Union	3,690
28	Available (Former Restaurant)	6,480
29	Wendy's	3,285
30	Truist Bank	3,000

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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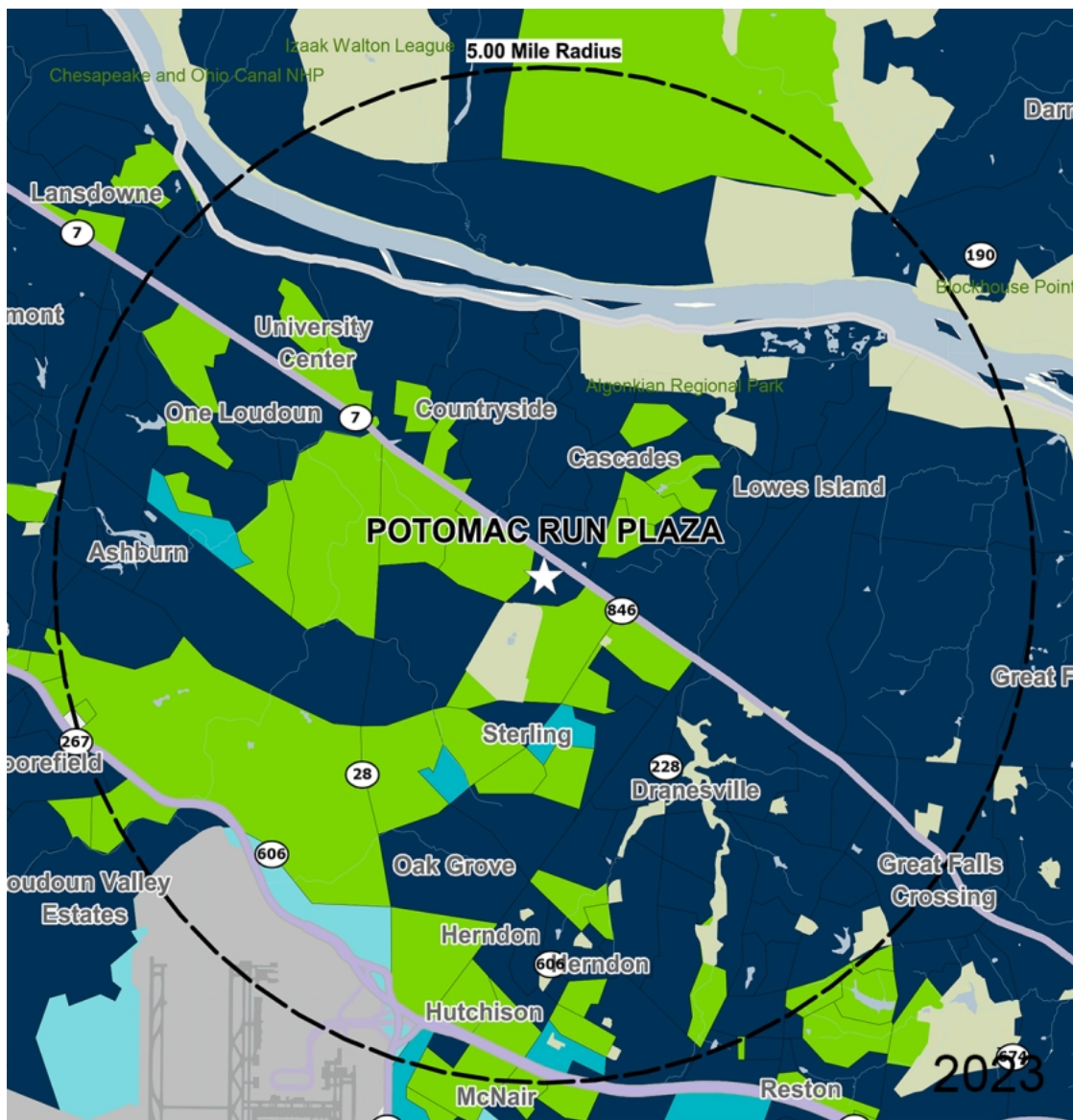
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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,001	93,458	193,940
Daytime Pop	18,961	92,399	212,691
Households	4,454	32,177	68,454
Average HH Income	\$138,824	\$154,482	\$164,031
Median HH Income	\$115,848	\$130,411	\$133,050
Per Capita Income	\$47,589	\$53,235	\$58,021

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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# Potomac Run Plaza

Cascades Pkwy. & Harry Byrd Hwy., Sterling, VA



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