



Potomac Run Plaza

Sterling, VA

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



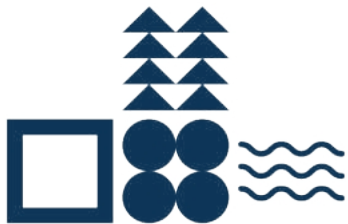
Kevin Allen
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As of 03/21/24

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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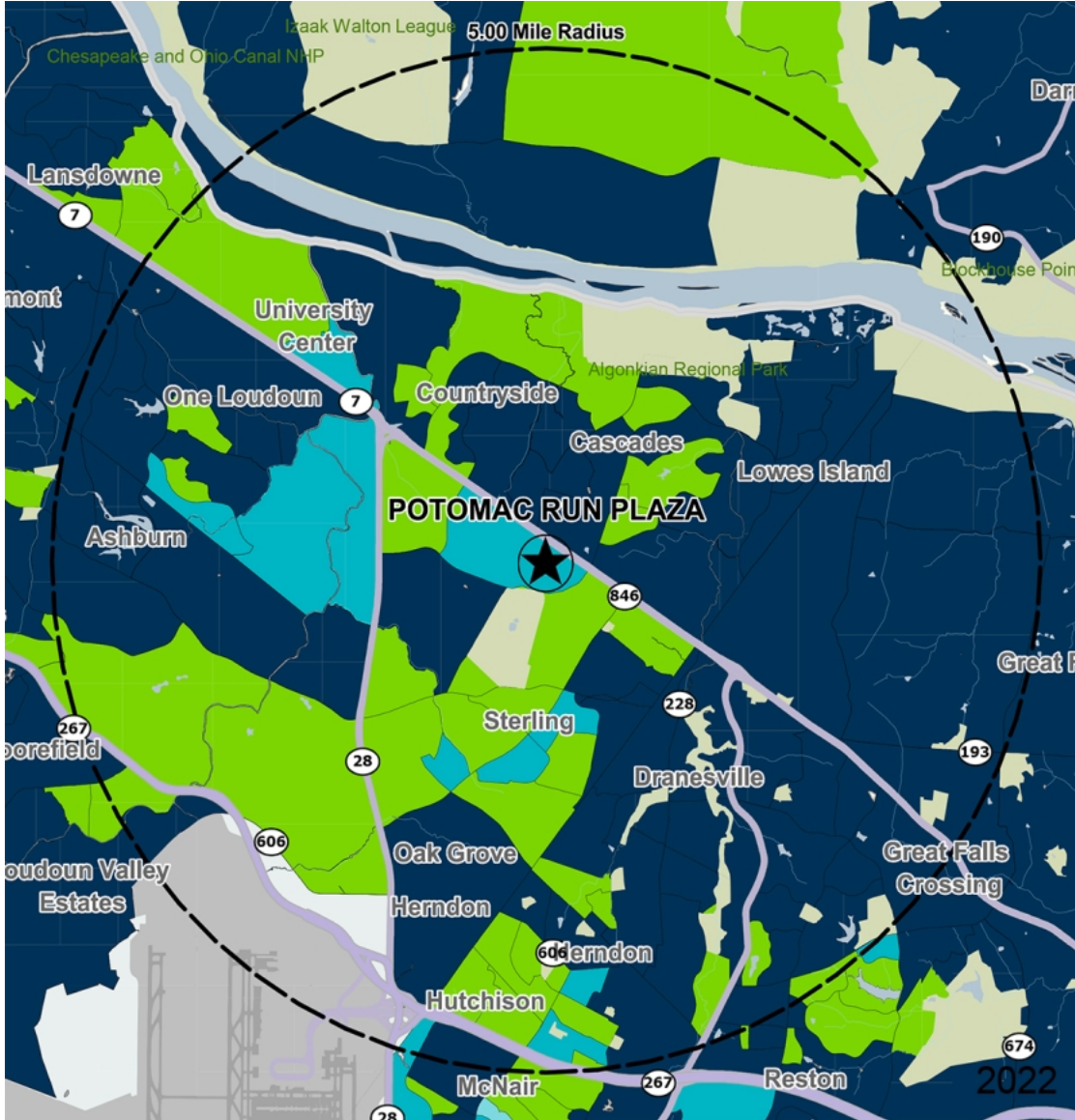


Revision Date: 04/25/23
Original Date:

COMPETITION MAP

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



Potomac Run Plaza

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



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