



Potomac Run Plaza

Sterling, VA

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



Kevin Allen
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AERIAL



GROSS LEASABLE AREA (GLA)	361,110 SF
PARKING SPACES	1,604



DENSITY AERIAL



Property Overview

Potomac Run Plaza is an open air shopping center located in Sterling, Virginia. Sterling, Virginia is located immediately to the west of Washington, DC.

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www.kimcorealty.com/110210

■ 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	Studio Lofts	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	Available (Former Restaurant)	5,931
26	Regency Furniture	45,210
27	Navy Federal Credit Union	3,690
28	First Watch	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 purposed 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.

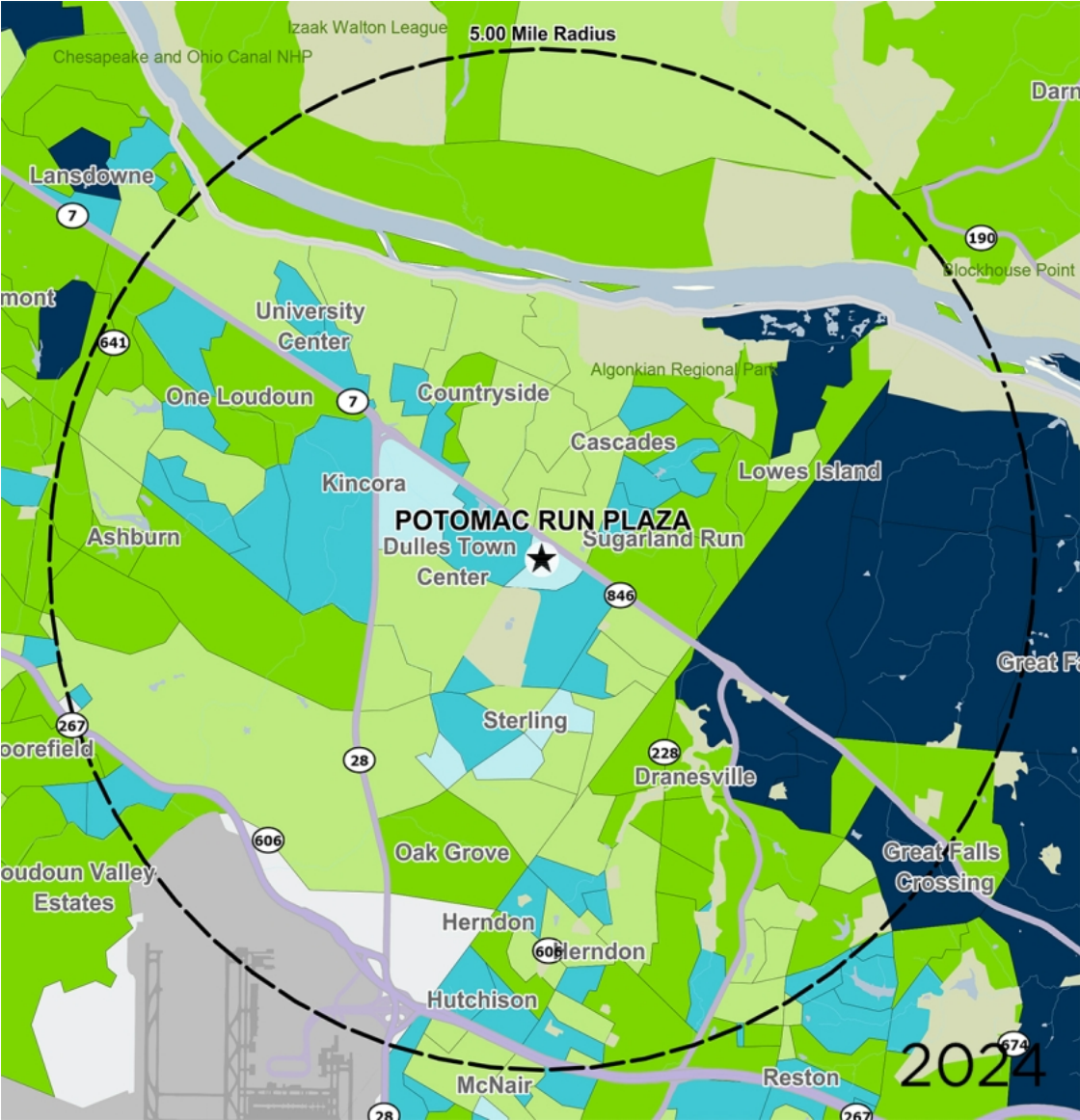
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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,550	99,008	196,522
Daytime Pop	19,910	100,347	238,506
Households	4,509	33,189	68,986
Average HH Income	\$156,624	\$174,232	\$185,921
Median HH Income	\$131,760	\$145,220	\$150,526
Per Capita Income	\$52,259	\$58,584	\$65,405

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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



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