



Stonebridge at Potomac Town Center

Woodbridge, VA

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



Kevin Allen
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www.kimcorealty.com/124760

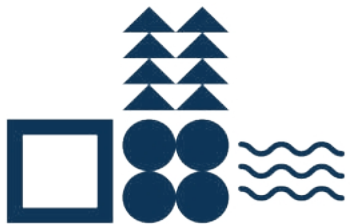


As of 08/28/23

AERIAL

GROSS LEASABLE AREA (GLA)

504,327 SF



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DENSITY AERIAL

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Available



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 REI	25,218	22 Uncle Julio's	10,820	44 Athleta	3,561
2 Carhartt	4,408	23 Brixx Wood Fired Pizza	3,994	45 DSW Shoe Warehouse	17,688
3 Aroma Latin Fusion	2,397	24 VIO MedSpa	2,470	46 Available	5,561
4 Dok Khao Thai Eatery	2,510	25 BBQ Chicken & Beer	2,220	47 Chico's	3,631
5 Alamo Draffthouse Cinema	40,980	26 Crumbl Cookies	1,738	48 Nando's Peri-Peri	3,163
5A Campbell's Frozen Custards	714	27 GoWell Urgent Care	3,299	49 Navy Federal Credit Union	3,807
6 Firebirds Wood Fired Grill	6,596	28 AT&T	3,611	50 Betty's Cake	942
7 Soma Intimates	2,456	29 PNC Bank	3,750	51 Chrysellla Fine Jewelry & Diamonds	991
8 Amazing Lash Studio	2,305	30 Wegmans	138,500	52 Xfinity	3,500
9 Apple	8,017	31 Available	2,867	53 Sleep Number	3,354
10 Starbucks	1,635	32 Orthopedic Laser Center	2,145	54 The Good Feet Store	1,867
11 European Wax Center	1,802	33 Cava	2,757	55 Duck Donuts	2,269
12 Available (Former Restaurant)	593	34 Visual Health Doctors	1,725	56 Not your Average Joe's	7,144
13 Potbelly Sandwich Shop	2,125	35 Bubbles Salon	1,602	57 Firepan Korean BBQ	6,988
14 White House Black Market	2,936	36 Diamond Lotus Nail Spa	1,255	58 Burgerfi	2,693
15 Barnes & Noble	11,223	37 Sushi Jin	1,255	59 Brew Republic Bierwerks	4,040
16 LOFT	5,946	38 Muse Paintbar	2,399	60 Available	3,201
17 Available	5,295	39 Heartland Dental	2,725	61 Old Navy	15,026
18 Ulta	11,609	40 Quinn's Goldsmith	2,594	62 La-Z-Boy	18,406
19 Brighton Collectibles	1,524	41 Available	6,738	63 Onelife Fitness	42,401
20 Red Mango Café	1,525	42 Jos. A. Bank	5,419		
21 The UPS Store	1,629	43 Bar Louie	6,768		

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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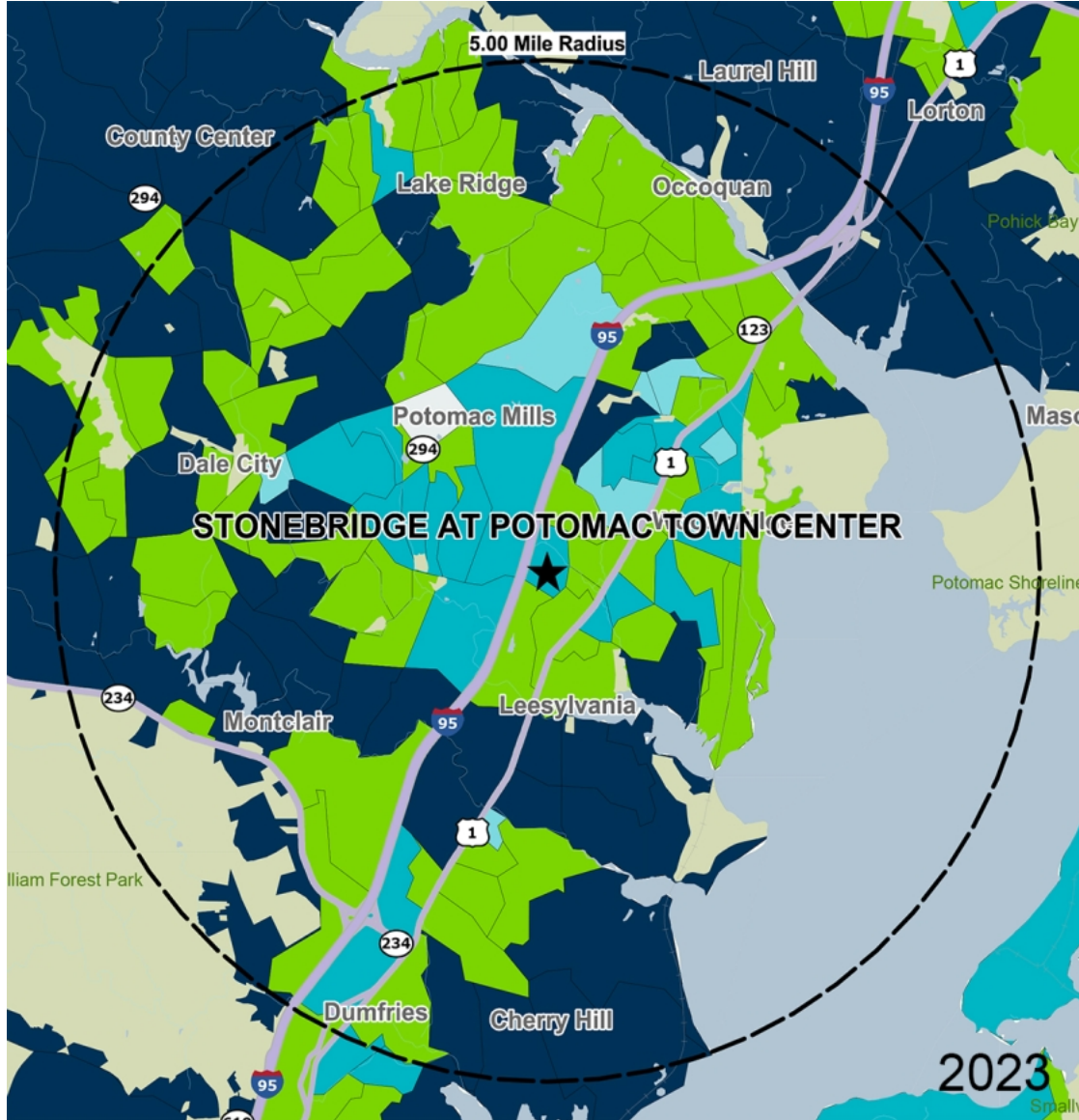


COMPETITION MAP

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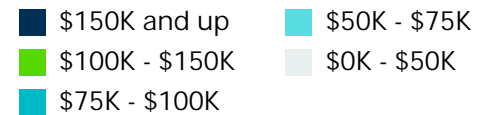
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,540	114,217	238,944
Daytime Pop	13,351	89,209	179,870
Households	5,475	36,237	77,419
Average HH Income	\$114,665	\$127,041	\$136,436
Median HH Income	\$90,302	\$100,245	\$111,702
Per Capita Income	\$46,733	\$40,388	\$44,282

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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River Rock Way & Bridge View Dr, Woodbridge, VA



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