

COMING SOON  
*our mom Eugenia*

# WESTBARD SQUARE





# WHERE IT ALL COMES TOGETHER

The Westwood Shopping Center has been a cornerstone of the Bethesda community for generations. At the new Westbard Square, we have enhanced everything locals love about this treasured neighborhood staple, creating a dynamic gathering place where shoppers can run a quick errand or stay awhile to catch up with family and friends.

# TRADE AREA & DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	Trade Area
Population	19,784	150,436	483,384
Per Capita Income	\$134,555	\$129,271	\$105,954
Average Household Income	\$304,755	\$299,370	\$242,705
Income Above \$150,000	60.1%	48.2%	53.7%
Median Home Value	\$1,228,425	\$1,293,498	\$1,117,663
Total Daytime Population	19,285	204,671	540,151
Higher Education Degree	89%	90.6%	83.9%

**25.5%**

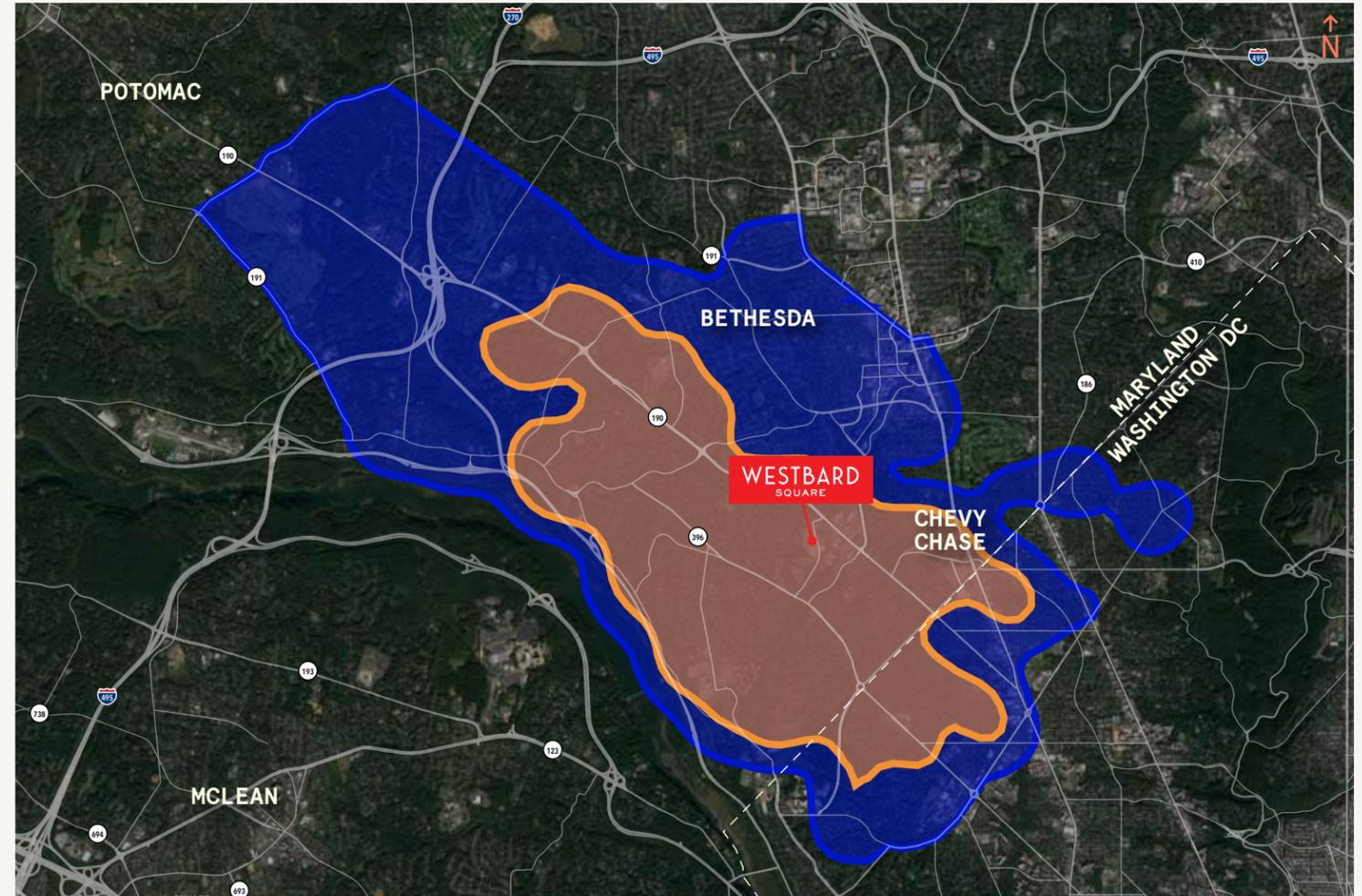
**Sophisticated Empty Nesters**

Age 45-64, Executives & Professionals, Grown Children, High Levels of Disposable Income

**22.3%**

**Affluent & Educated**

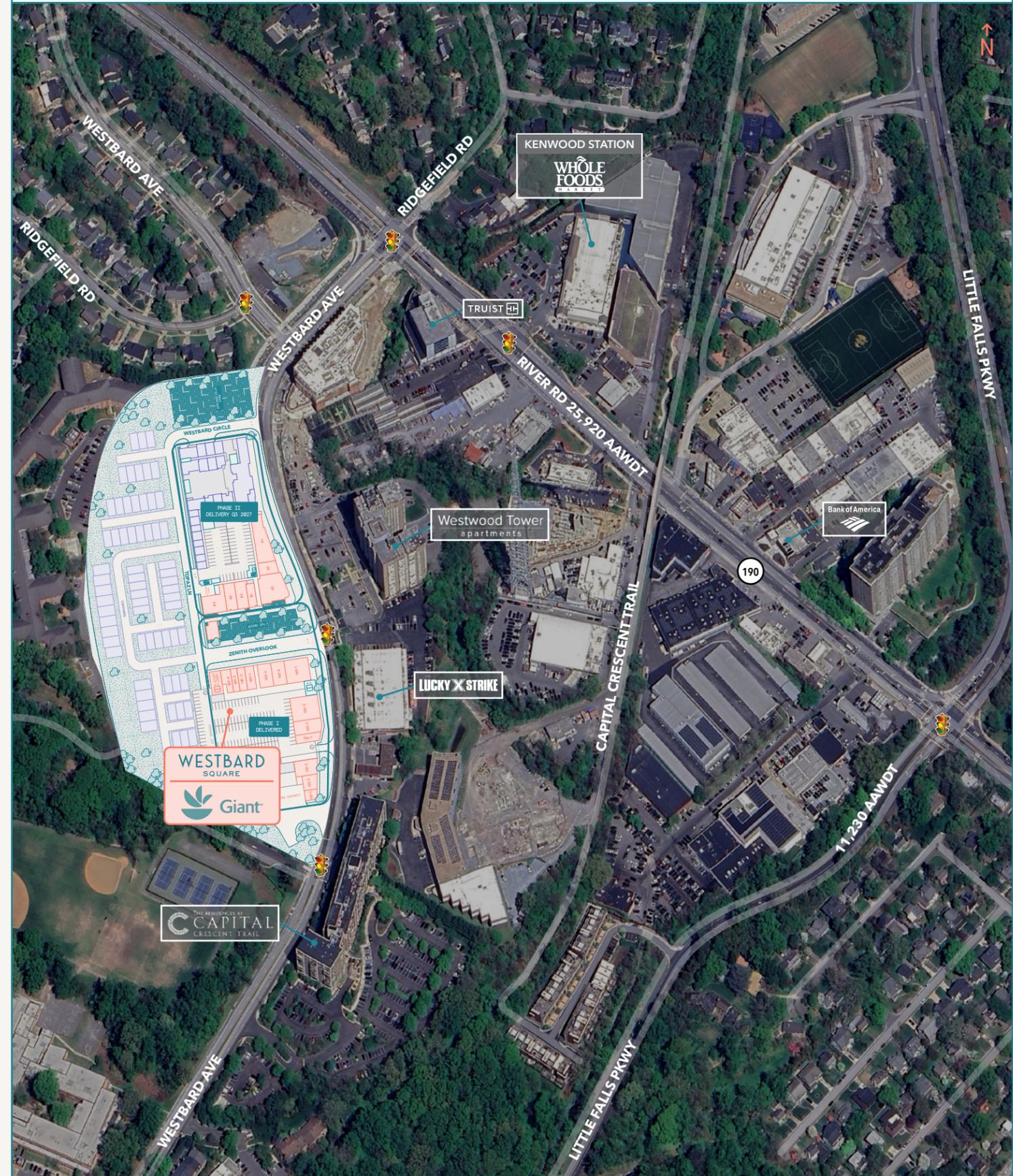
Age 35-54, College Educated, Children At Home, Above Average Tech



Giant Westbard	Primary Trade Area	Secondary Trade Area
Population	35,509	68,937
Median Age	46.5	43.9
Households	14,822	27,236
Household Income		
Household Average Income	\$315,362	\$129,308
Average Income per Person	\$132,019	\$324,170
Household Median Income	\$210,211	\$216,127
Education (College Degree +)	89.5%	90.4%

# COMMITTED TO COMMUNITY

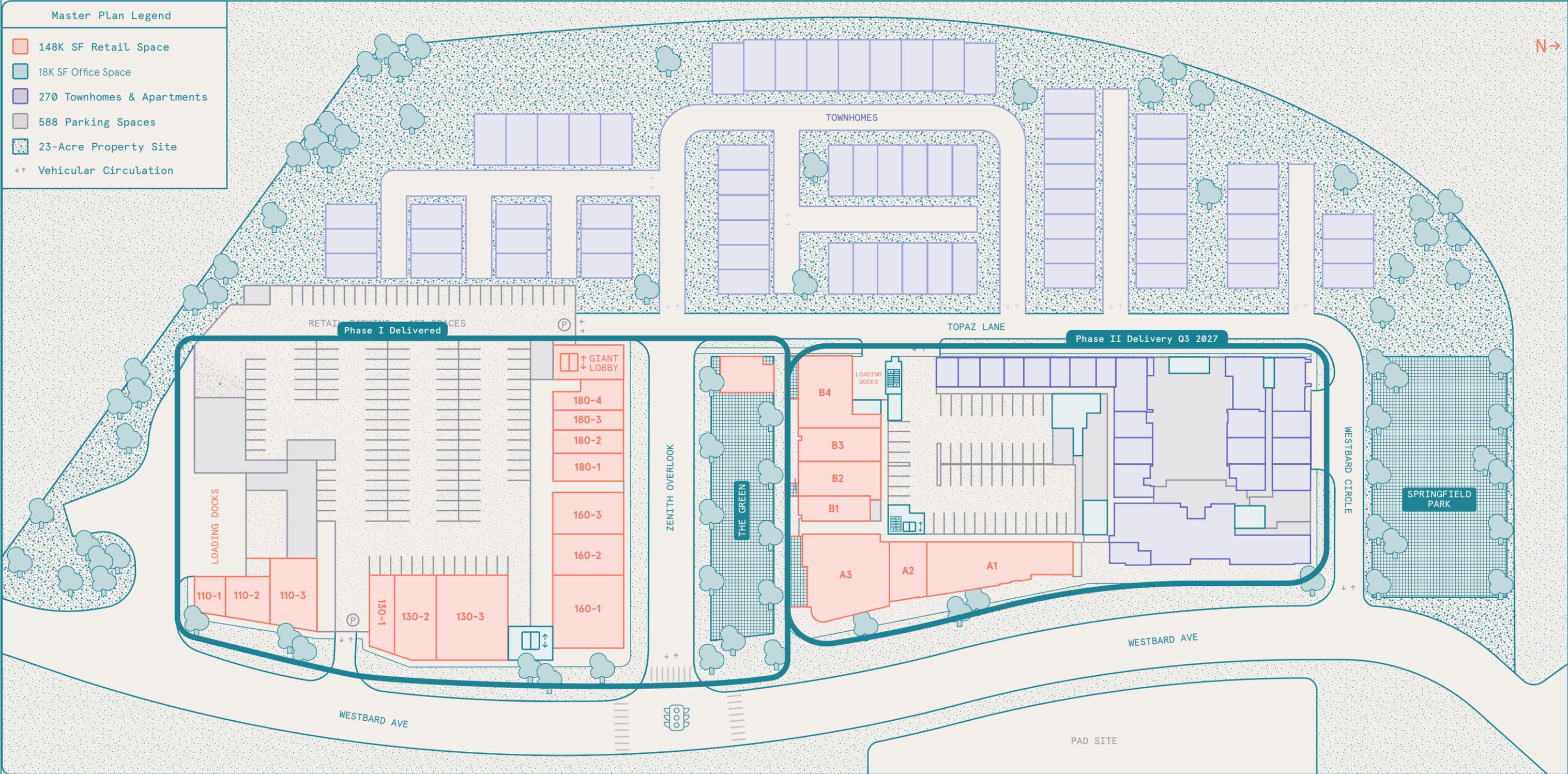
At Westbard Square, we are committed to supporting local retailers while providing a desirable neighborhood destination to satisfy shoppers' daily needs. The property boasts a dynamic mix of new, neighborhood-serving retail and restaurants while preserving the established shops residents have come to rely on. In addition of a central green offers scenic gathering spaces and community-focused activities and amenities.



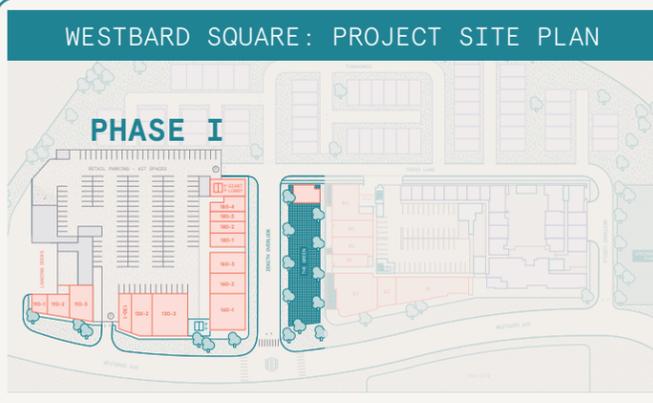
# WESTBARD SQUARE PROJECT SITE PLAN

**Master Plan Legend**

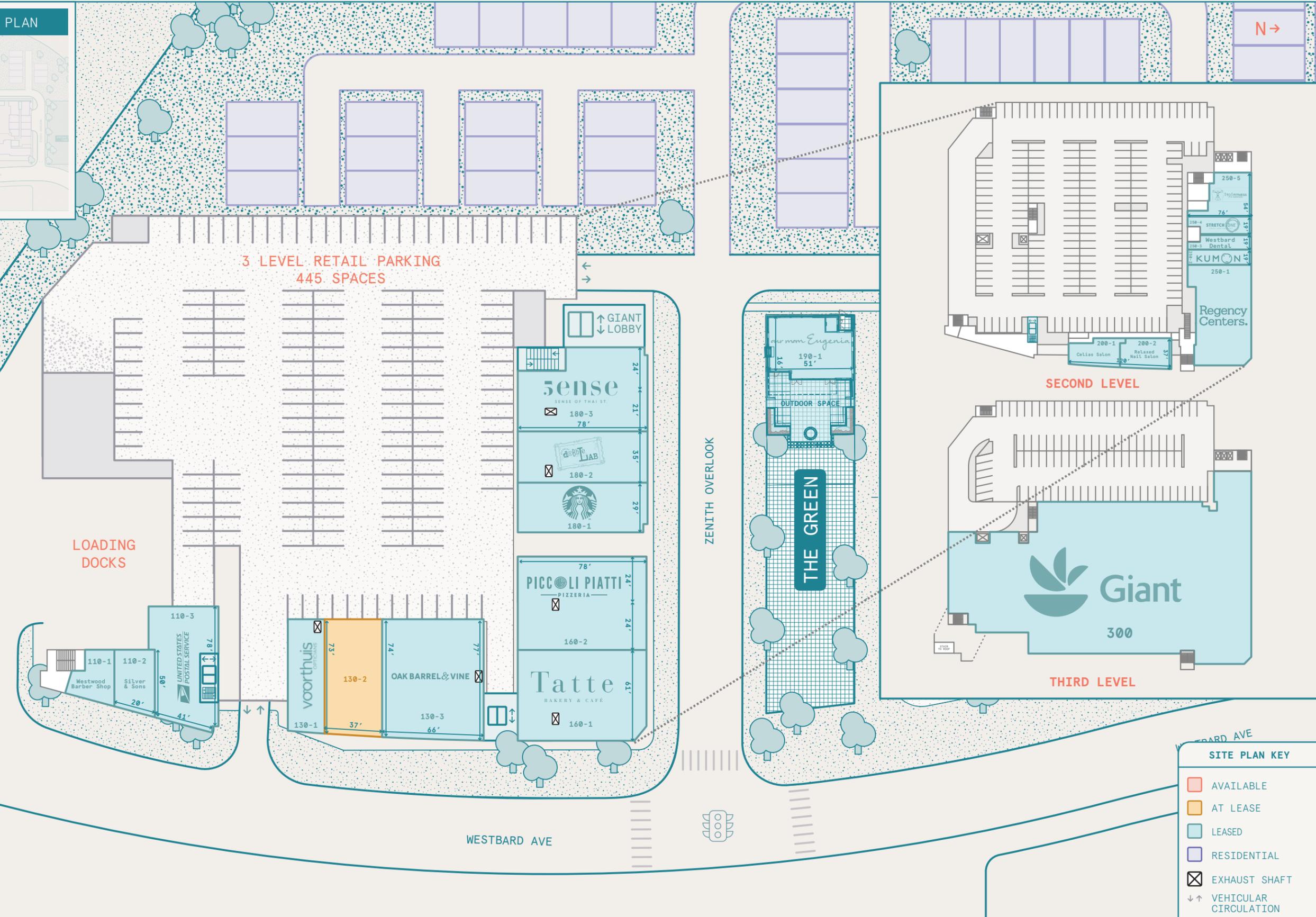
- 148K SF Retail Space
- 18K SF Office Space
- 270 Townhomes & Apartments
- 588 Parking Spaces
- 23-Acre Property Site
- Vehicular Circulation



WESTBARD SQUARE - PHASE I



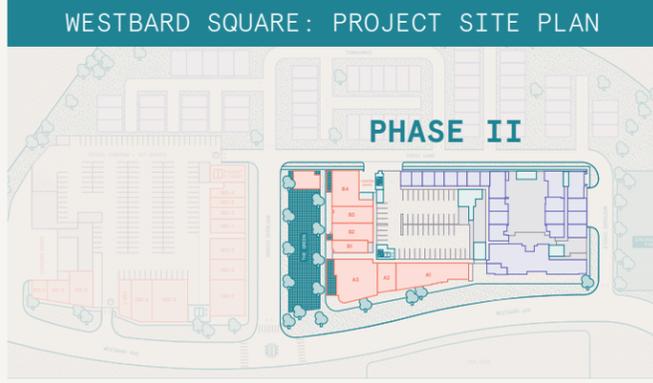
#	SQUARE FEET
110-1	Westwood Barber Shop
110-2	Silver & Sons
110-3	USPS
130-1	Voorthuis Opticians
130-2	2,769 SF
130-3	Oak Barrel & Vine
160-1	Tatte Bakery
160-2	Piccoli Piatti
180-1	Starbucks
180-2	District Dabble
180-3	Sense of Thai
190-1	Our Mom Eugenia
SECOND LEVEL	
200-1	Celias Salon
200-2	Chloe's Nails + Co
250-1	Regency Centers Office
250-2	Kumon
250-3	Westbard Dental
250-4	Stretch Zone
250-5	1 To 1 Fitness
THIRD LEVEL	
300	Giant
<b>TOTAL</b>	<b>125,803</b>



**SITE PLAN KEY**

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- X EXHAUST SHAFT
- ↓ ↑ VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II



#	SQUARE FEET
A1	4,774 SF
A2	1,482 SF
A3	5,008 SF
B1	1,320 SF
B2	2,174 SF
B3	2,140 SF
B4	3,154 SF
<b>TOTAL</b>	<b>20,052 SF</b>

**SITE PLAN KEY**

- AVAILABLE
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- LEASED
- RESIDENTIAL
- ⊗ EXHAUST SHAFT
- ↓ ↑ VEHICULAR CIRCULATION

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