

NOW OPEN



WESTBARD SQUARE



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WESTBARD SQUARE



BETHESDA, MD

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're enhancing 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	19,406	146,631	641,527
Weekly Spending Per Capita	\$410	\$397	\$375
Average Household Income	\$227,360	\$223,696	\$160,847
Income Above \$150,000	53.3%	52.1%	38.1%
Median Home Value	\$955,112	\$965,010	\$720,105
Total Daytime Population	16,786	234,990	597,912
Higher Education Degree	83.6%	85.1%	71.3%

33.1%

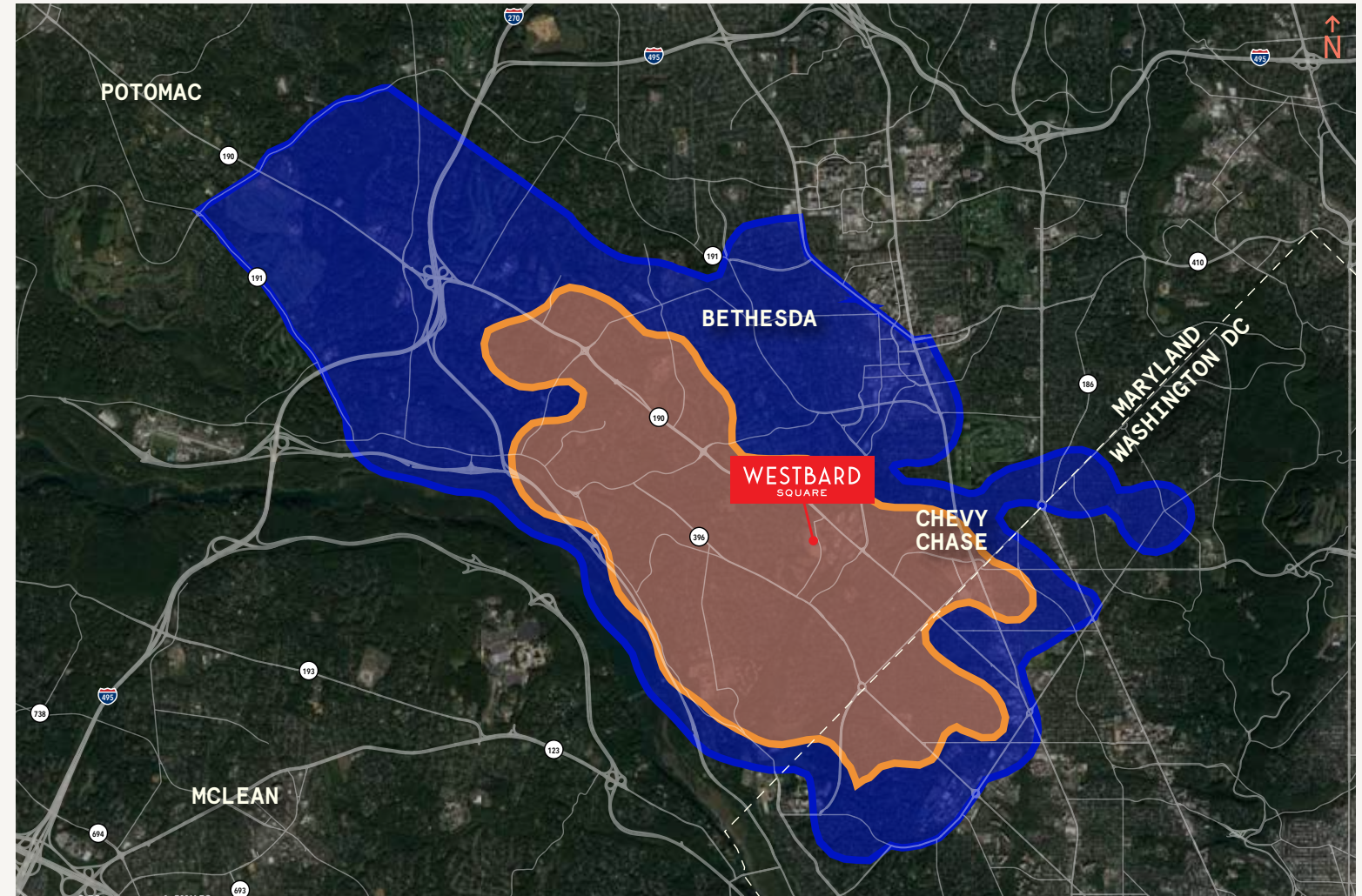
Sophisticated Empty Nesters

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

50.2%

Affluent & Educated

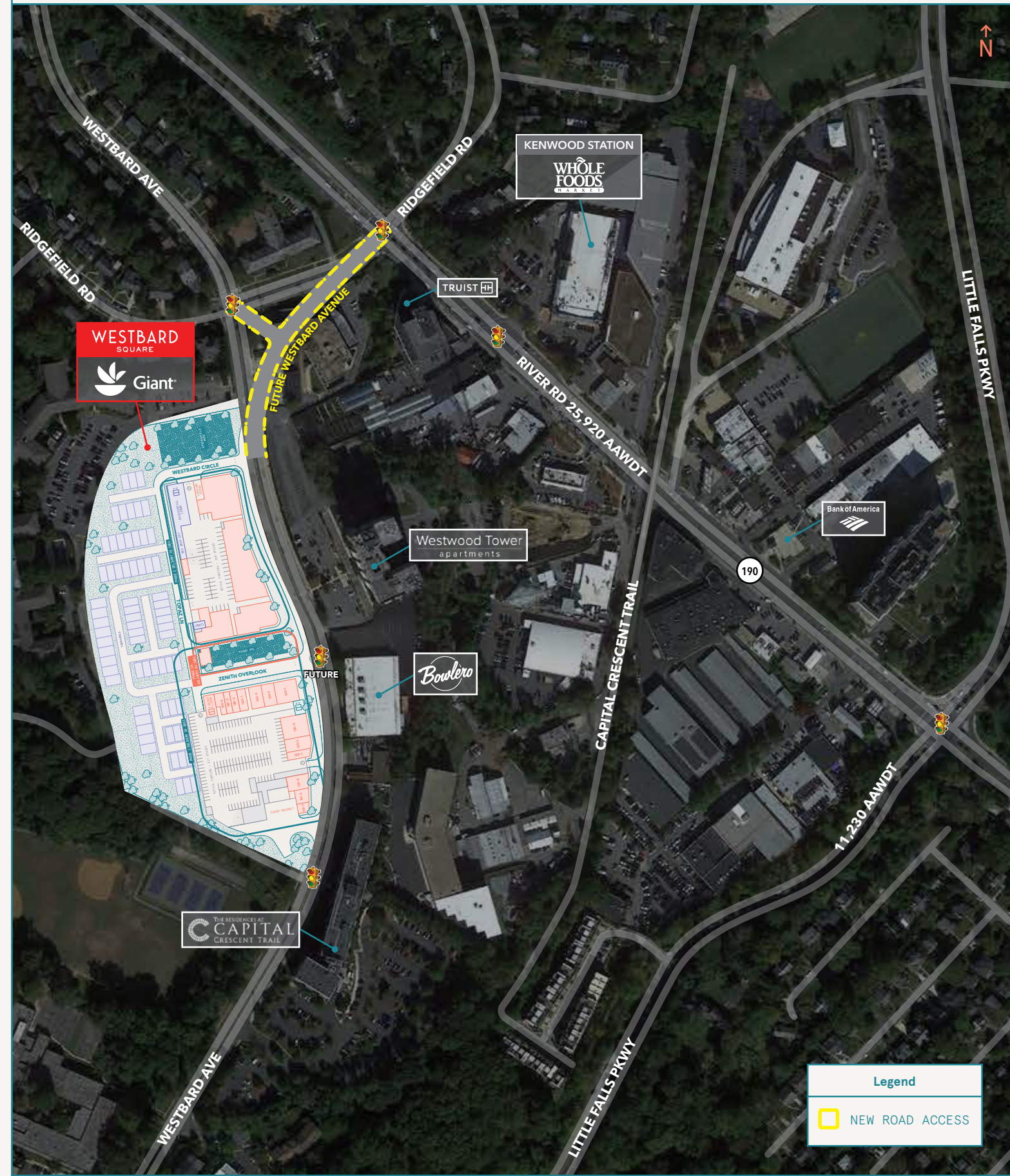
Age 35-54, College Educated, Children At Home, Above Average Tech



Giant Westbard	Primary Trade Area	Secondary Trade Area
Population	36,334	79,052
Median Age	47.5	44.5
Households	15,145	30,901
Household Income		
Household Average Income	\$282,496	\$284,239
Average Income per Person	\$118,049	\$112,977
Household Median Income	\$200,001	\$200,001
Education (College Degree +)	95.5%	91.3%

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 will boast a dynamic mix of new, neighborhood-serving retail and restaurants while preserving the established shops residents have come to rely on. The addition of a central green will offer scenic gathering spaces and community-focused activities and amenities.



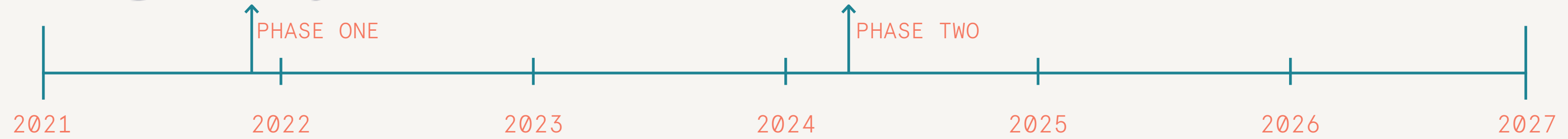
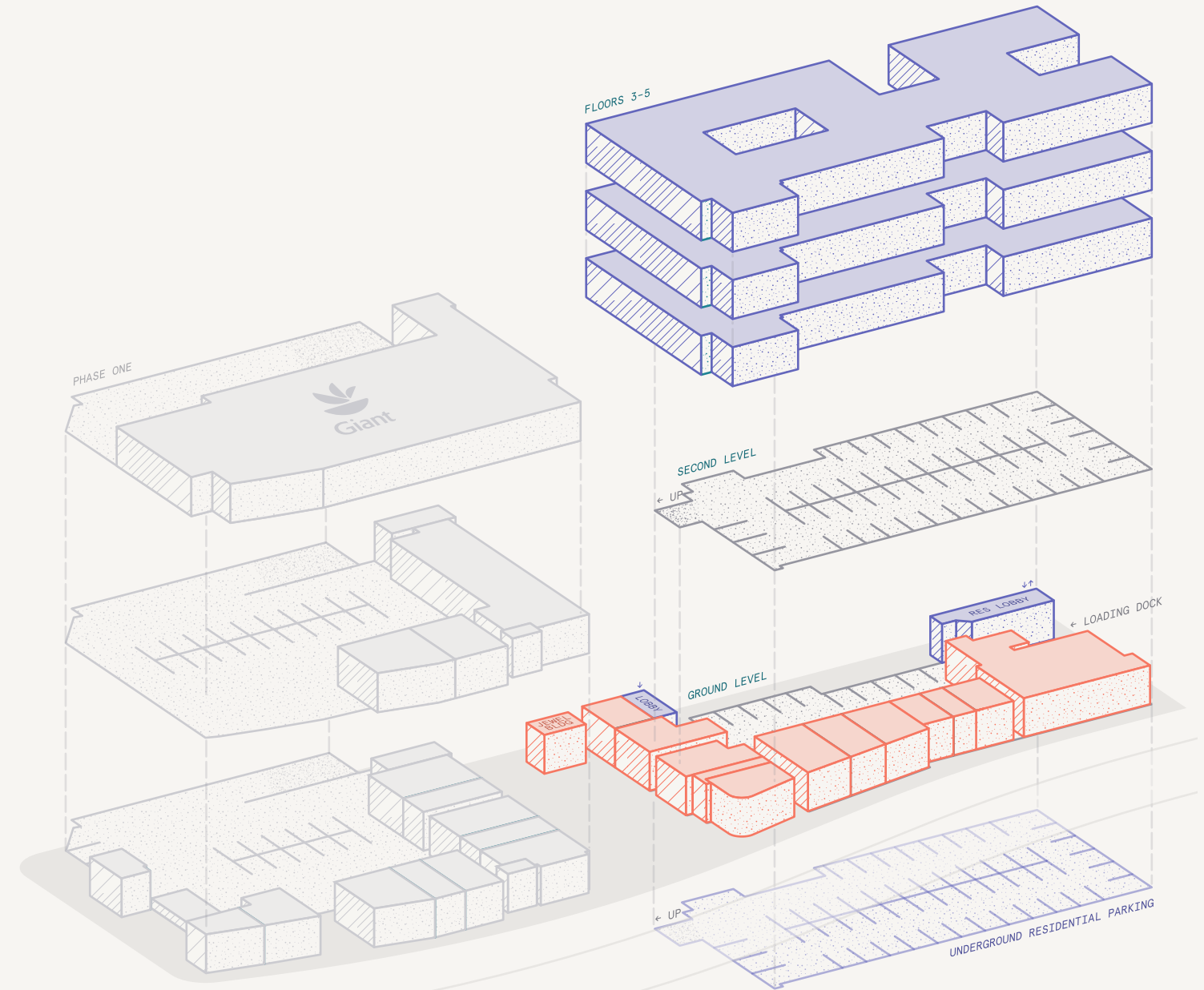
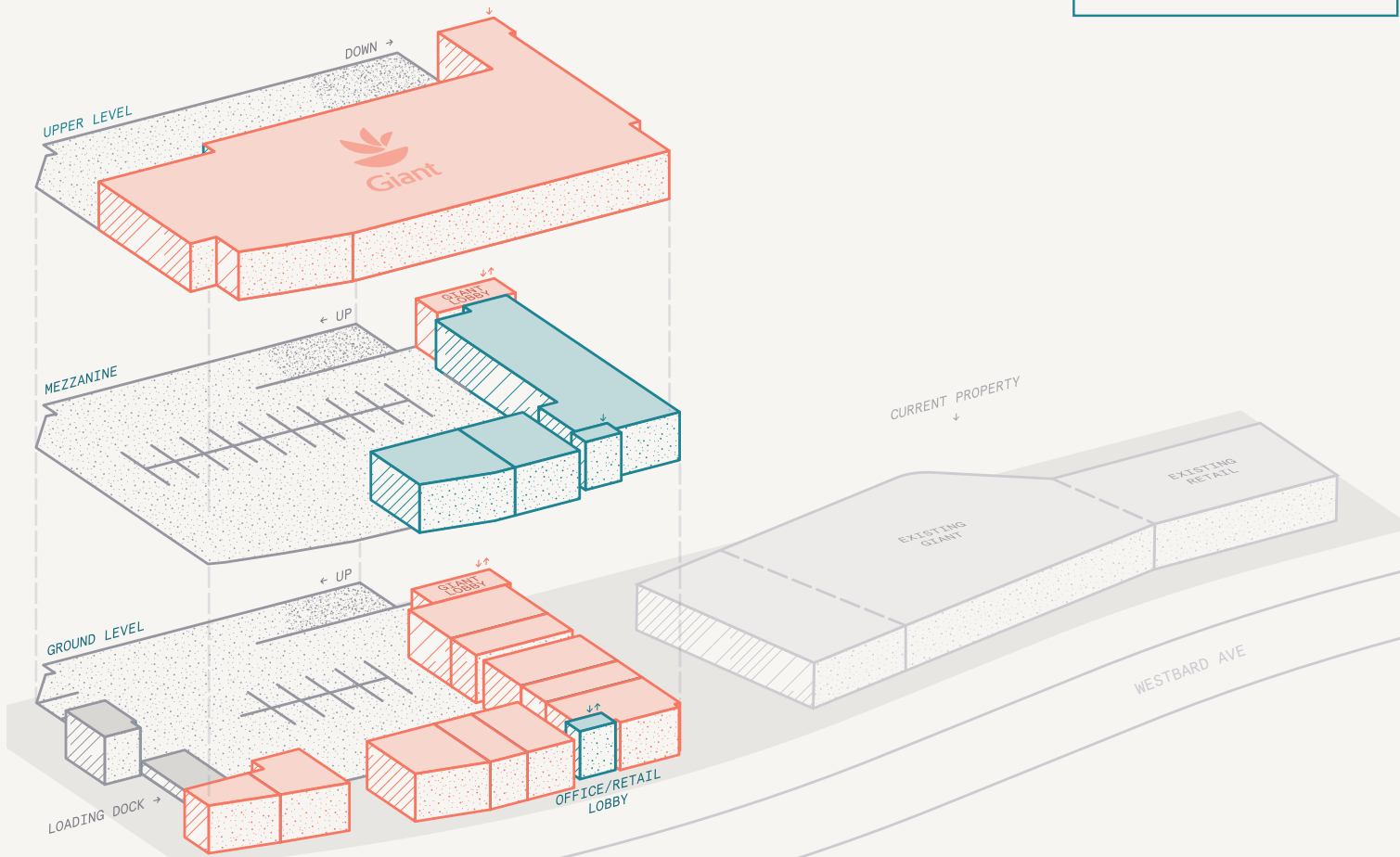
PHASE ONE

Estimated Completion Q3 2023

PHASE TWO

Estimated Completion Q2 2026

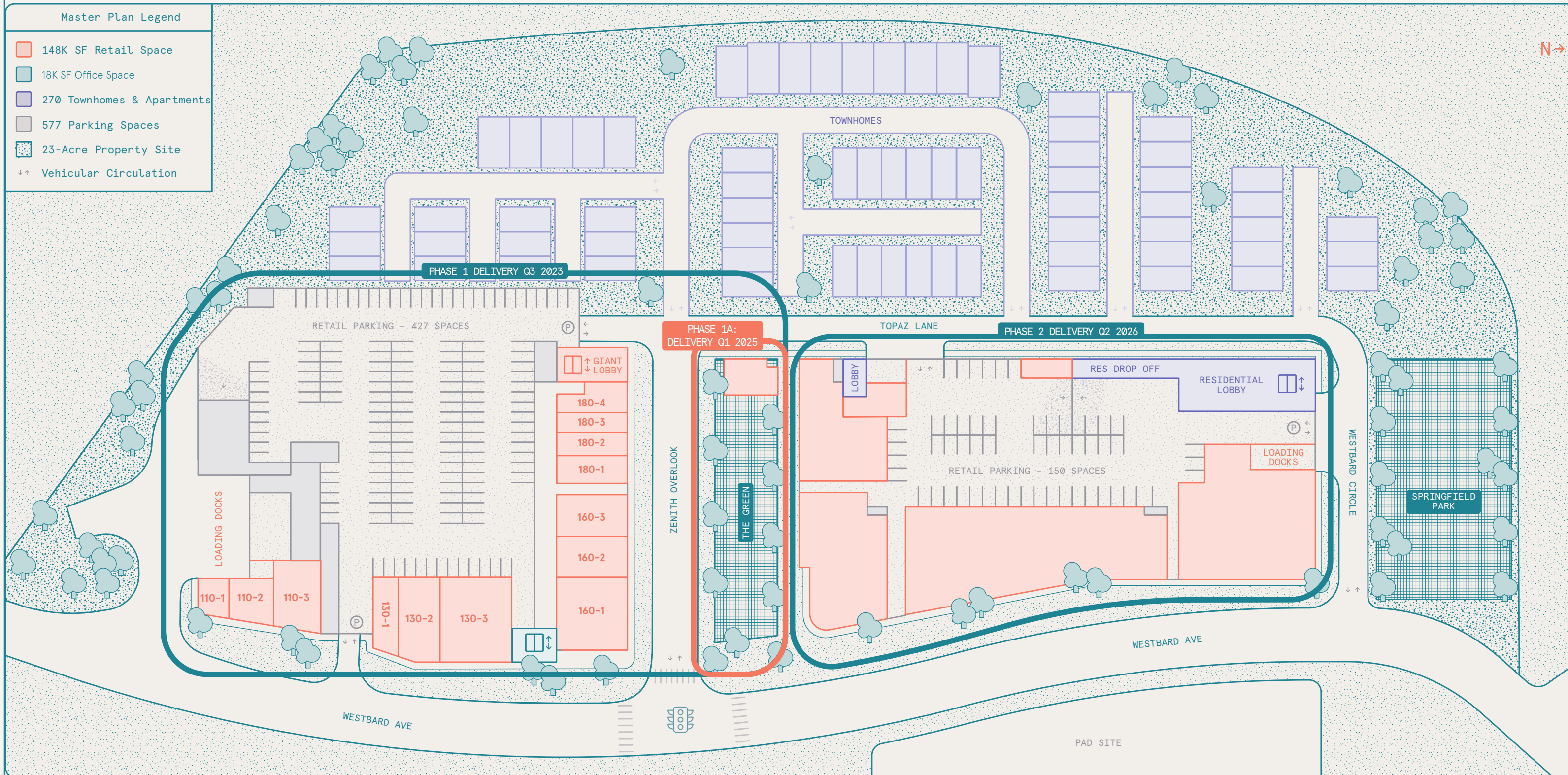
Stack Legend	
■	148K SF Retail Space
■	18K SF Office Space
■	270 Townhomes & Apartments
■	577 Parking Spaces
■	Existing Build



WESTBARD SQUARE

Master Plan Legend

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



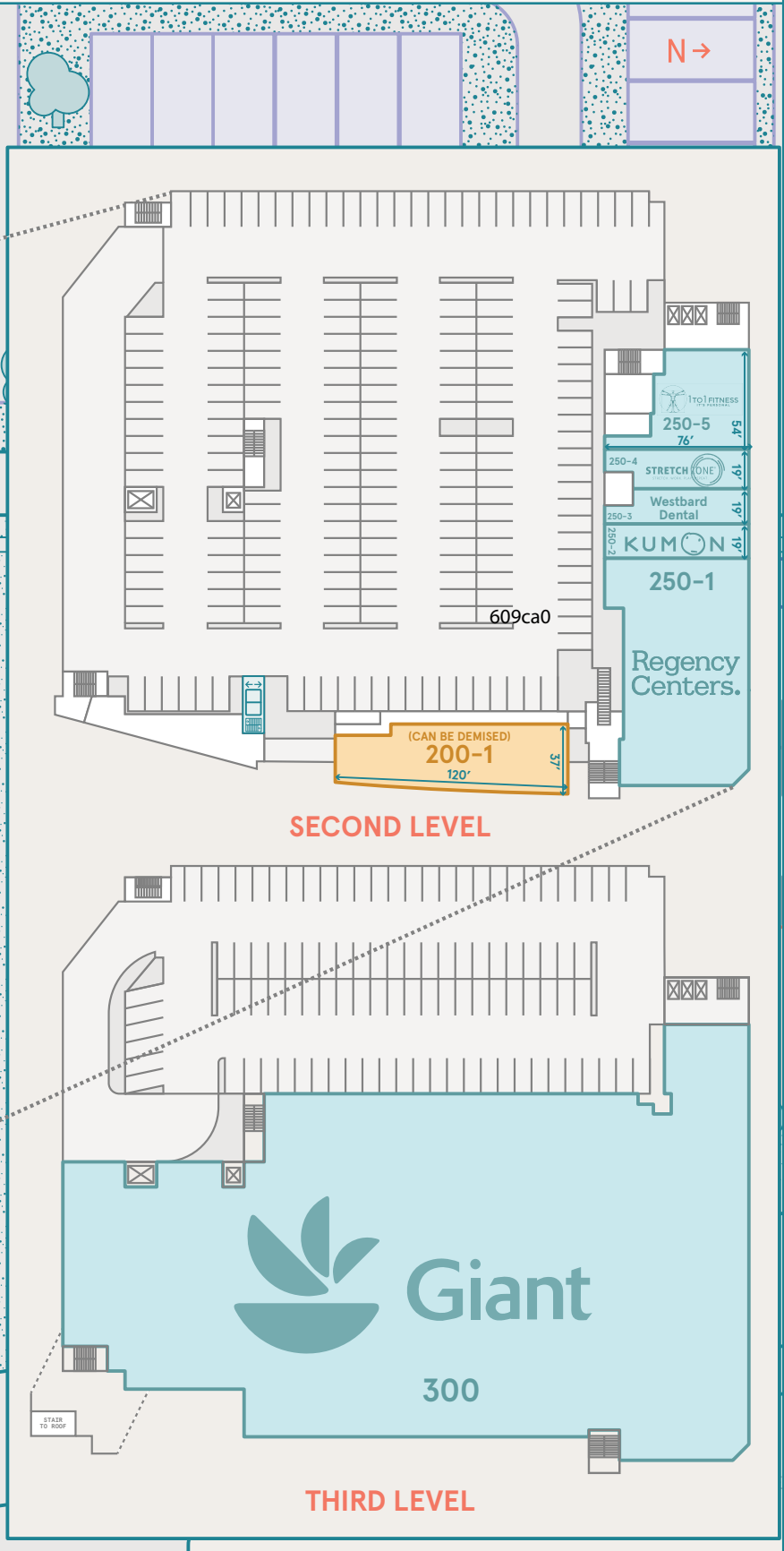
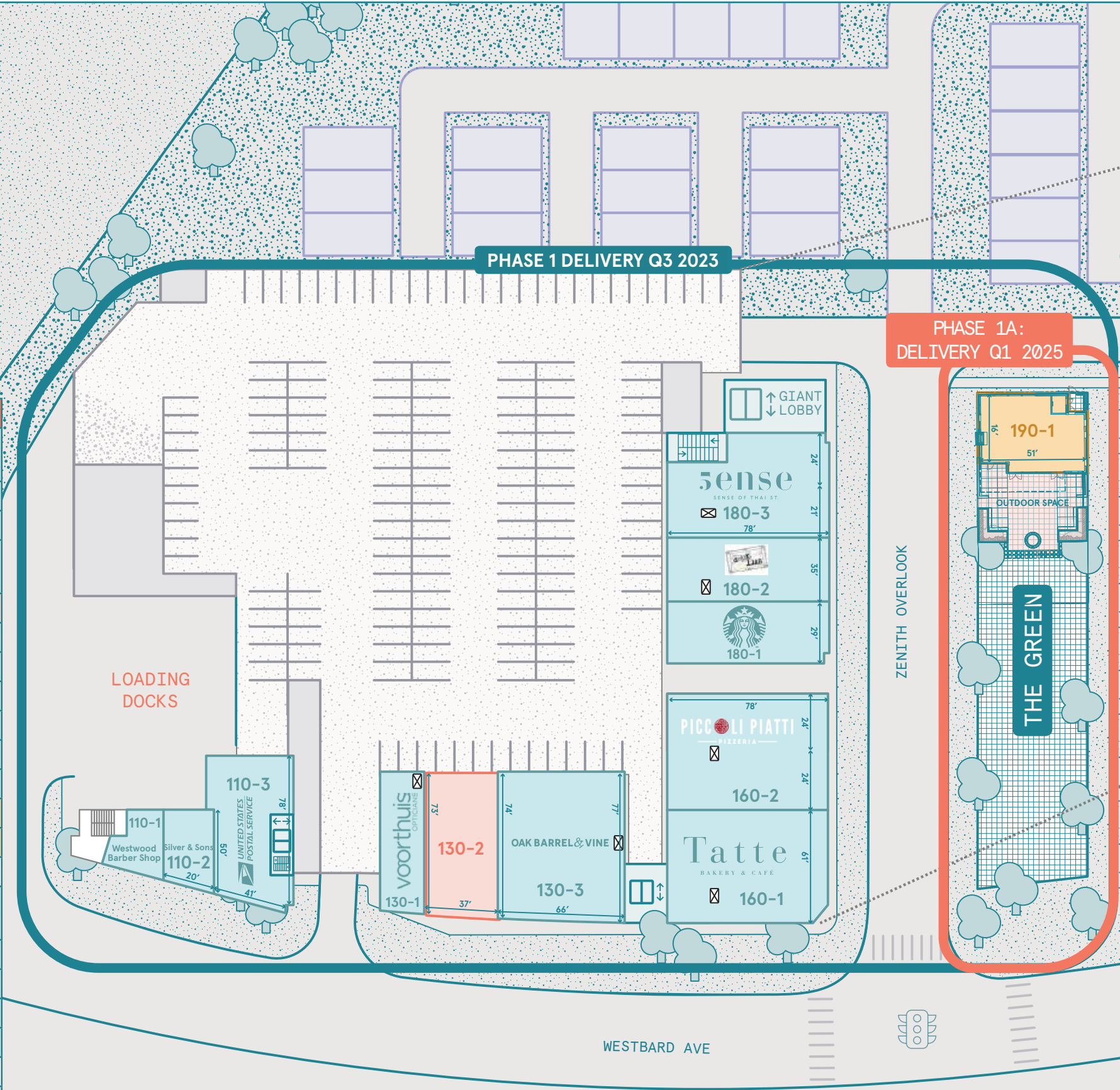
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WESTBARD SQUARE

Site Plan Key

- AVAILABLE
- AT LEASE
- LEASED
- TOWNHOMES
- NAP (NOT A PART)
- EXHAUST SHAFT

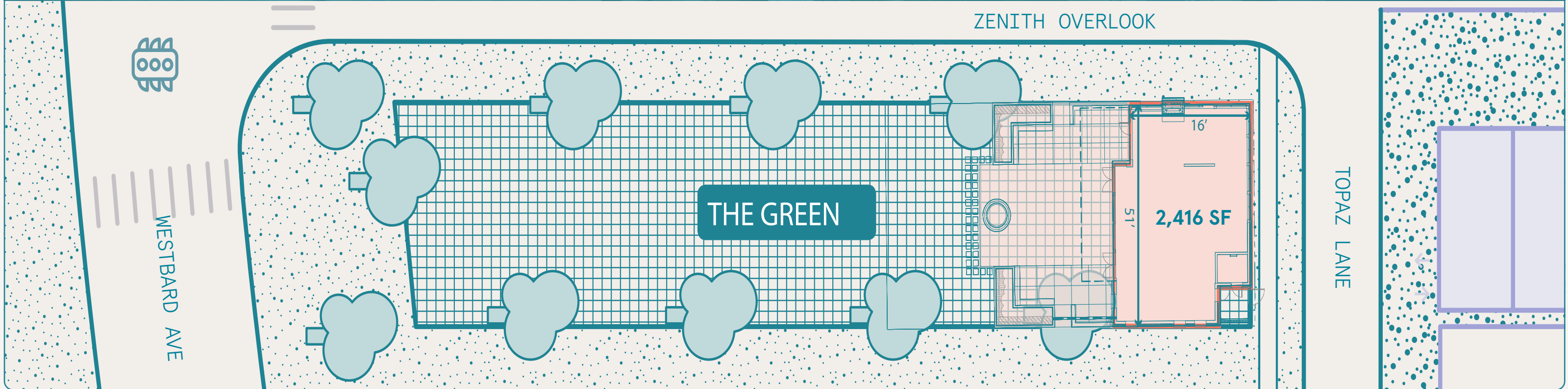
#	SQUARE FEET
110-1	Westwood Barber Shop
110-2	Silver & Sons
110-3	USPS
130-1	Voorthuis Opticians
130-2	2,769
130-3	Oak Barrel & Vine
160-1	Tatte Bakery
160-2	Piccoli Piatti
180-1	Starbucks
180-2	District Dabble
180-3	Sense of Thai
190-1	2,416
200-1	4,952
SECOND LEVEL	
250-1	Regency Centers Office
250-2	Kumon
250-3	Westbard Dental
250-4	Stretch Zone
250-5	1 To 1 Fitness
THIRD LEVEL	
300	Giant
TOTAL	122,798



THE GREEN



ZENITH OVERLOOK





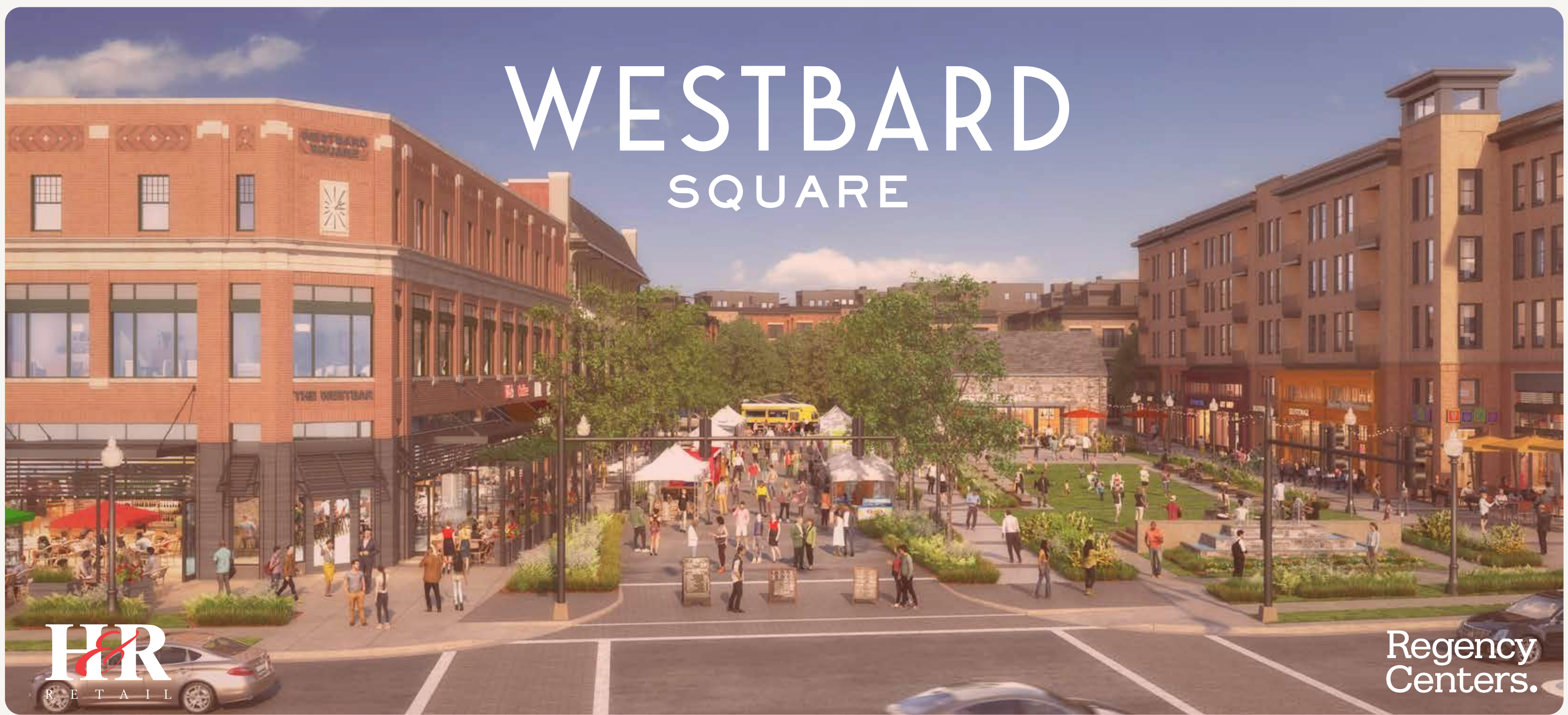
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FOR LEASING INFORMATION:

BRADLEY BUSLIK
D: 240.482.3609
C: 646.773.6805
bbuslik@hrretail.com

ALEX SHIEL
D: 240.482.3601
C: 847.922.6557
ashiel@hrretail.com

HARPER SIGMAN
D: 240.442.2367
C: 443.827.2679
hsigman@hrretail.com