

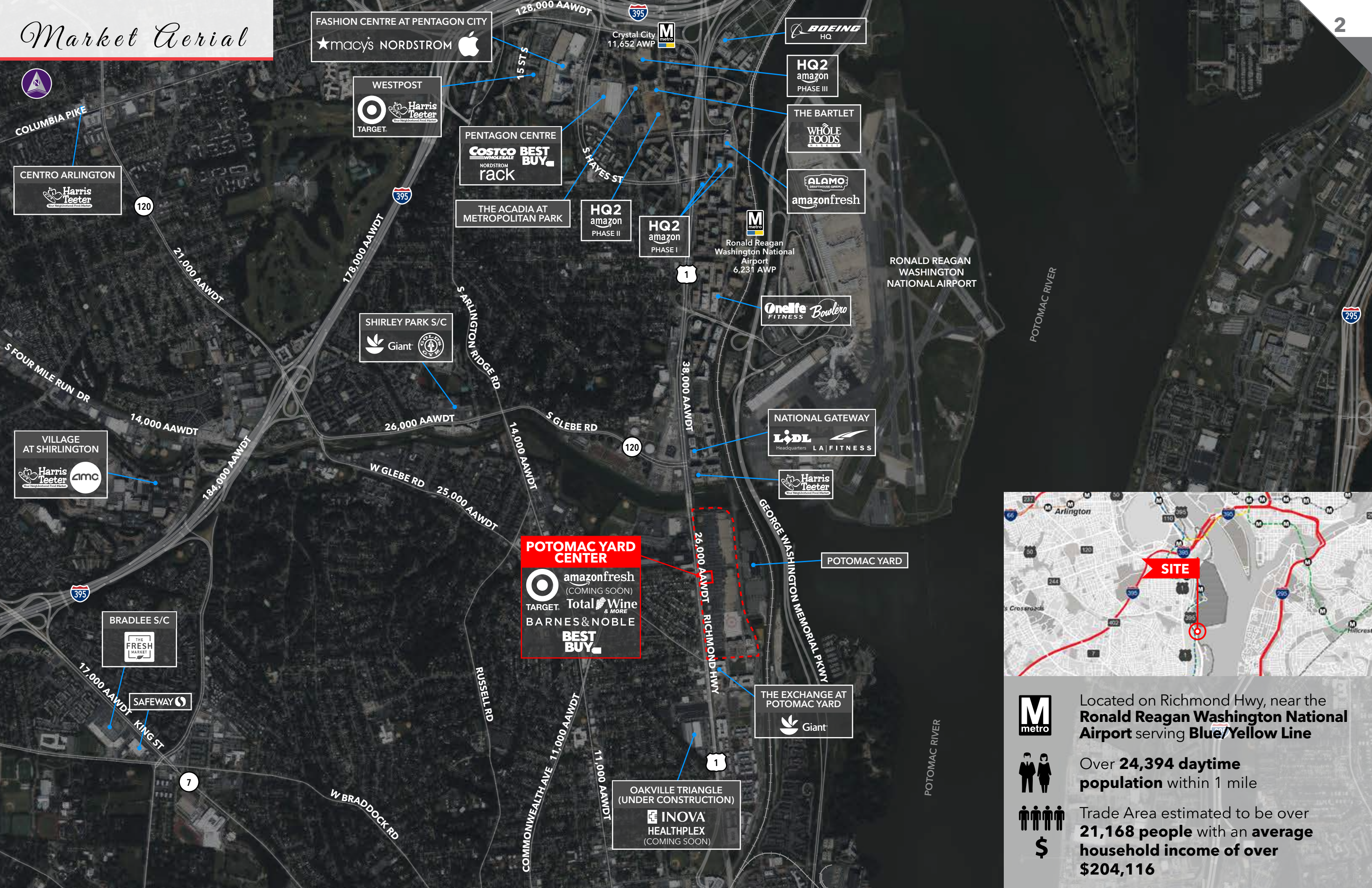


3,458 SF SUBLEASE SPACE AVAILABLE
3671 RICHMOND HWY, ALEXANDRIA, VA 22305



Potomac Yard
Alexandria, Virginia

Market Aerial



POTOMAC YARD CENTER

- amazonfresh (COMING SOON)
- TARGET
- Total Wine & MORE
- BARNES & NOBLE
- BEST BUY



Located on Richmond Hwy, near the **Ronald Reagan Washington National Airport** serving **Blue/Yellow Line**



Over **24,394** daytime population within 1 mile



Trade Area estimated to be over **21,168** people with an **average household income of over \$204,116**





POTOMAC YARD FUTURE EXPANSION (COMING SOON)

VT INNOVATION CAMPUS (COMING SOON)

THE EXCHANGE AT POTOMAC YARD
Giant

POTOMAC YARD CENTER

AVAILABLE 3,458 SF
CHASE 3,494 SF

38,000 AAWDT



RICHMOND HWY

RICHMOND HWY

E REED AVE

LYNHAVEN DR

MONTROSE AVE

WESTMOND DR

E GLEBE RD

CLIFFORD AVE

Total Wine & More

amazon fresh (COMING SOON)

HomeGoods Michaels

BARNES & NOBLE

OLD NAVY

BACK TO BACK STORE

T.J. MAXX

BEST BUY

PETSMART

STAPLES

TARGET

MATRESS FIRM

STARBUCKS SUBWAY

NAVY FEDERAL Credit Union AT&T

CHASE

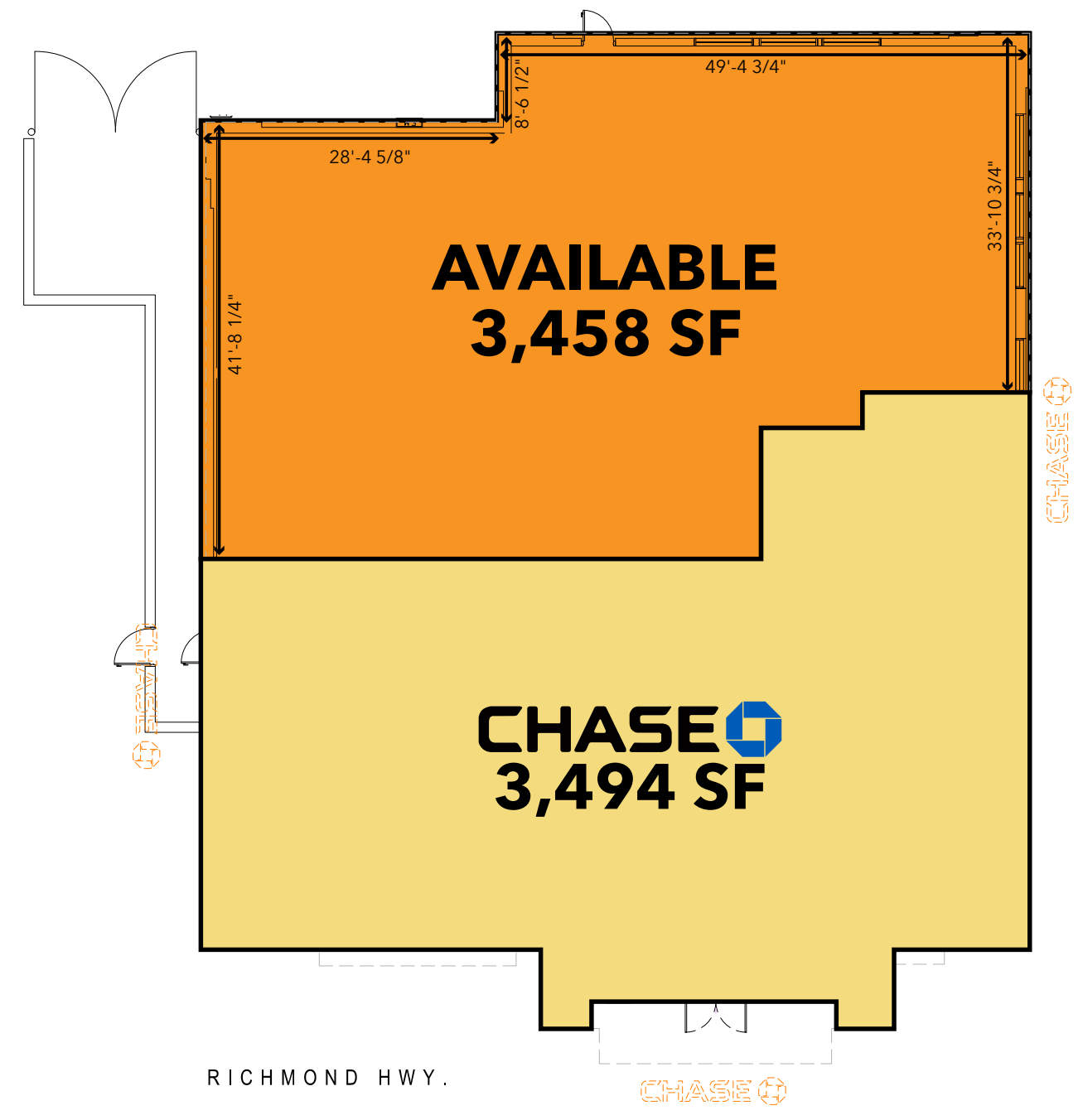
CAVA & PIZZA FIVE GUYS

IHOP CHIPOTLE

DUNKIN'

E GLEBE RD

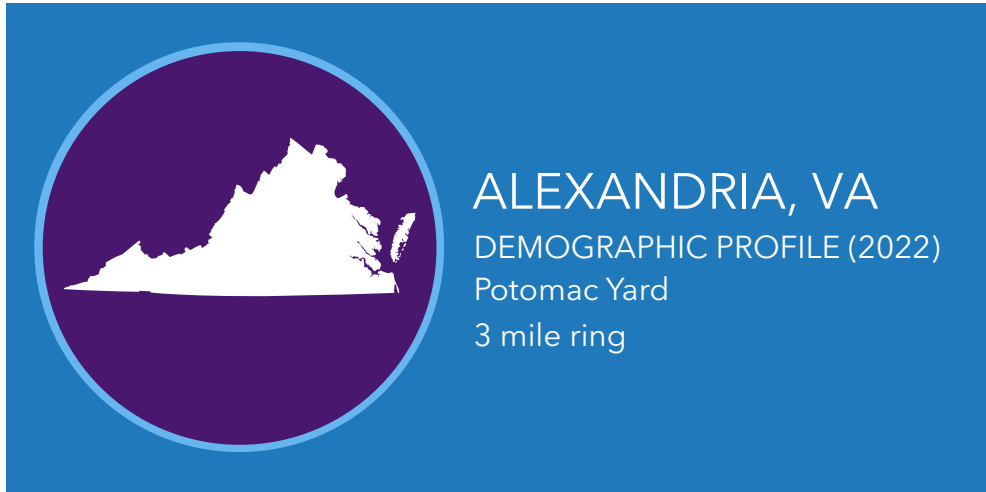
Site Plan



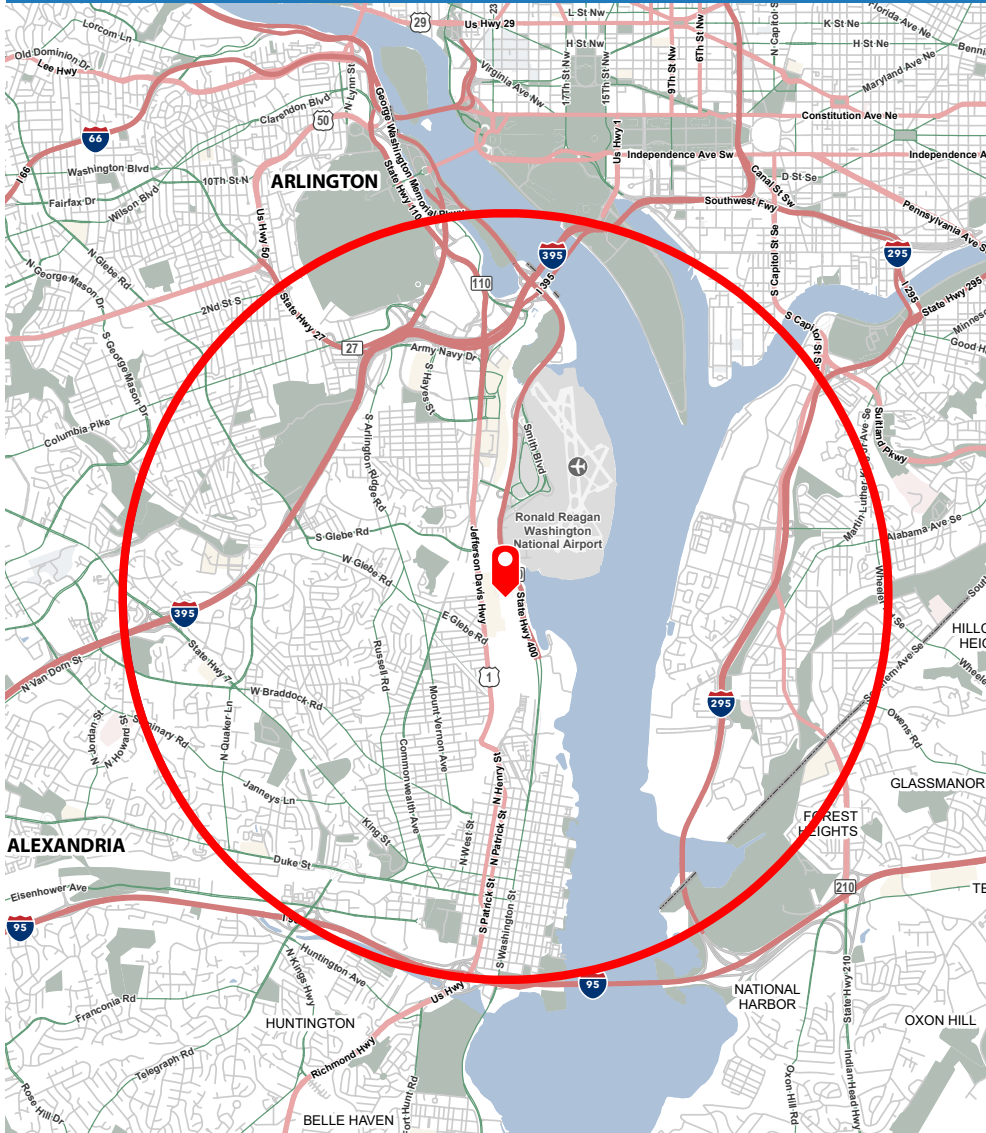
 LEASED
 AVAILABLE

Demographic & Psychographic Profile

2020 and 2025 Esri Forecasts. Converted Census 2000 data into 2010 geography
 Lat/Lon: 38.83734/-77.04815



ALEXANDRIA, VA
 DEMOGRAPHIC PROFILE (2022)
 Potomac Yard
 3 mile ring



KEY FACTS

191,364
Population

37.2
Median Age

91,205
Households

EDUCATION

10%
High School Diploma

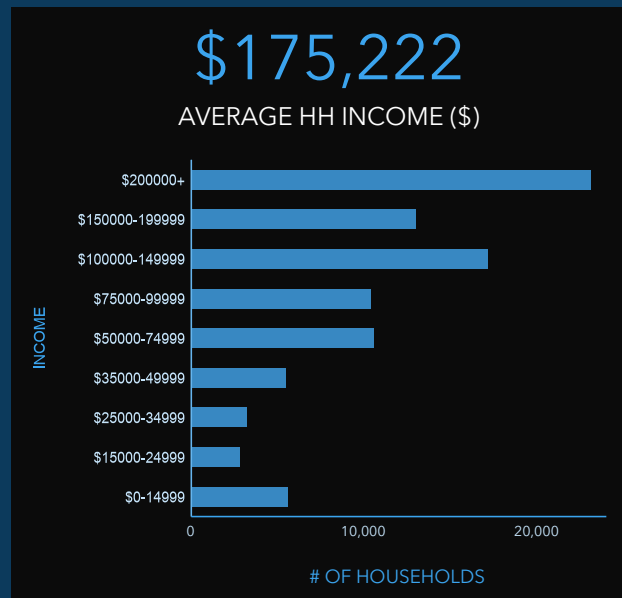
31%
Bachelor's Degree

38%
Graduate/Professional Degree

INCOME

\$117,468
Median Household Income

\$83,442
Per Capita Income



BUSINESS

8,383
Total Businesses

228,321
Daytime Population

550
Food Srv & Drinking Places

TAPESTRY SEGMENTS

3A Laptops and Lattes
 29,011 (31.8%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

3B Metro Renters
 21,897 (24.0%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

3C Trendsetters
 7,859 (8.6%) of households

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.

1 MILE 2 MILE 3 MILE

POPULATION	1 MILE	2 MILE	3 MILE
2000 Total Population	13,678	66,198	149,596
2010 Total Population	15,640	71,698	159,984
2022 Total Population	21,168	92,054	191,364
2027 Total Population	21,685	93,082	191,331
2022-2027 Annual Rate	0.48%	0.22%	0.00%
Median Age	36.8	36.7	37.2

HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2000 Households	5,698	30,657	69,061
2010 Households	7,318	35,005	77,203
2022 Households	9,910	44,487	91,205
2027 Households	10,208	45,750	92,741
2022 Average Household Size	2.13	2.05	2.07

INCOME	1 MILE	2 MILE	3 MILE
2022 Average Household Income	\$204,116	\$193,321	\$175,222
2022 Median Household Income	\$141,052	\$133,113	\$117,468
2022 Per Capita Income	\$94,109	\$93,252	\$83,442

2022 POPULATION BY RACE/ETHNICITY	1 MILE	2 MILE	3 MILE
White Alone	53.5%	59.9%	51.5%
Black Alone	12.9%	11.9%	23.9%
American Indian/Alaskan Native Alone	1.1%	0.6%	0.5%
Asian Alone	6.0%	8.4%	7.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	13.6%	7.9%	6.7%
Two or More Races	12.8%	11.3%	10.1%
Hispanic Origin (Any Race)	24.9%	16.2%	14.1%

2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT	1 MILE	2 MILE	3 MILE
Total	15,876	69,485	142,902
Less than 9th Grade	5.3%	3.1%	2.7%
9th - 12th Grade, No Diploma	3.1%	1.6%	2.6%
High School Graduate	6.8%	6.4%	10.4%
GED/Alternative Credential	1.7%	1.0%	1.6%
Some College, No Degree	8.7%	7.1%	9.5%
Associate Degree	4.2%	3.9%	4.4%
Bachelor's Degree	32.7%	33.6%	31.1%
Graduate/Professional Degree	37.4%	43.3%	37.7%

BUSINESS	1 MILE	2 MILE	3 MILE
Total Business	660	3,565	8,383
Total Employees	15,710	71,161	140,360
Employee/Residential Population Ratio	0.740:1	0.770:1	0.730:1



POTOMAC YARD SUBLEASE

For retail leasing information, please contact:

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