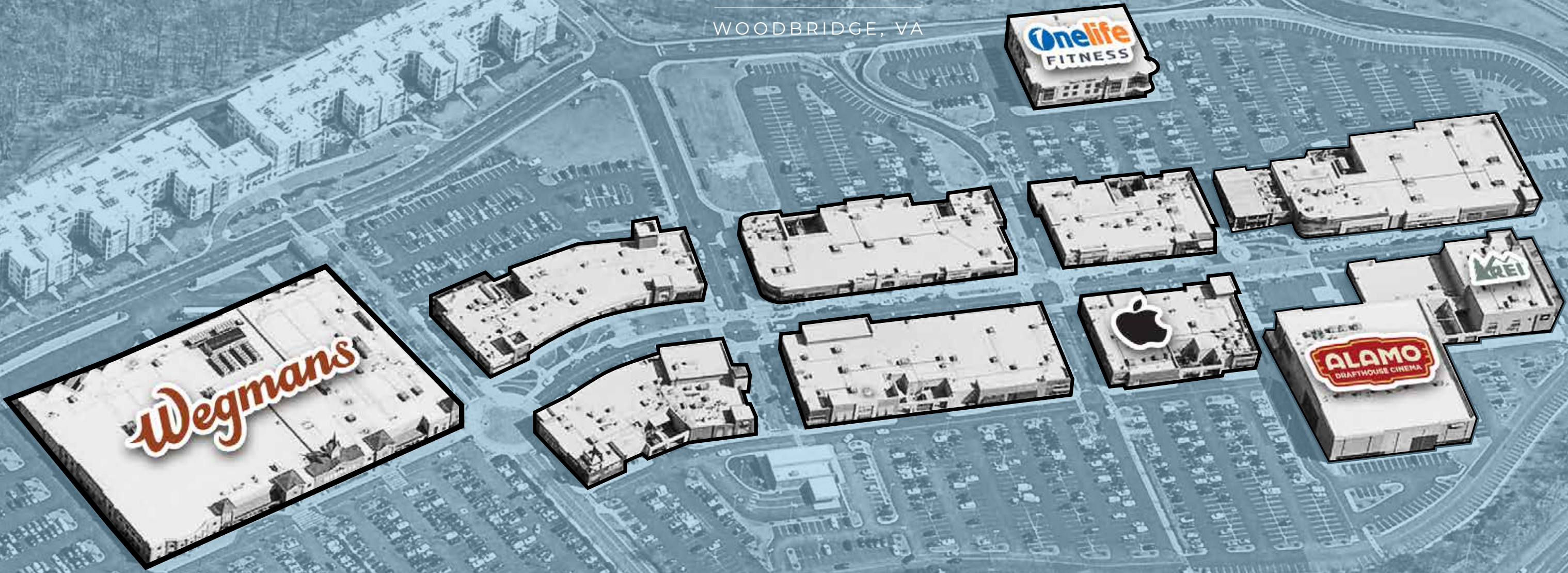


STONE BRIDGE

POTOMAC TOWN CENTER

WOODBIDGE, VA



THE PROJECT

STONEBRIDGE

POTOMAC TOWN CENTER

500K SF SHOPPING CENTER **308** APARTMENTS

987K VISITORS **5.9M** VISITS

Stonebridge Town Center is a vibrant hub of community engagement, hosting a wide array of events throughout the year. With an unwavering commitment to fostering a strong sense of togetherness, the center regularly orchestrates a multitude of community events, providing something for everyone.



Concerts



Ice Skating



Splash Pad



Lawn Games



Dog Days



SAMPLE EVENTS



9/13: Kids Concert

9/20: Kids Concert

9/22: Summer Concert Series

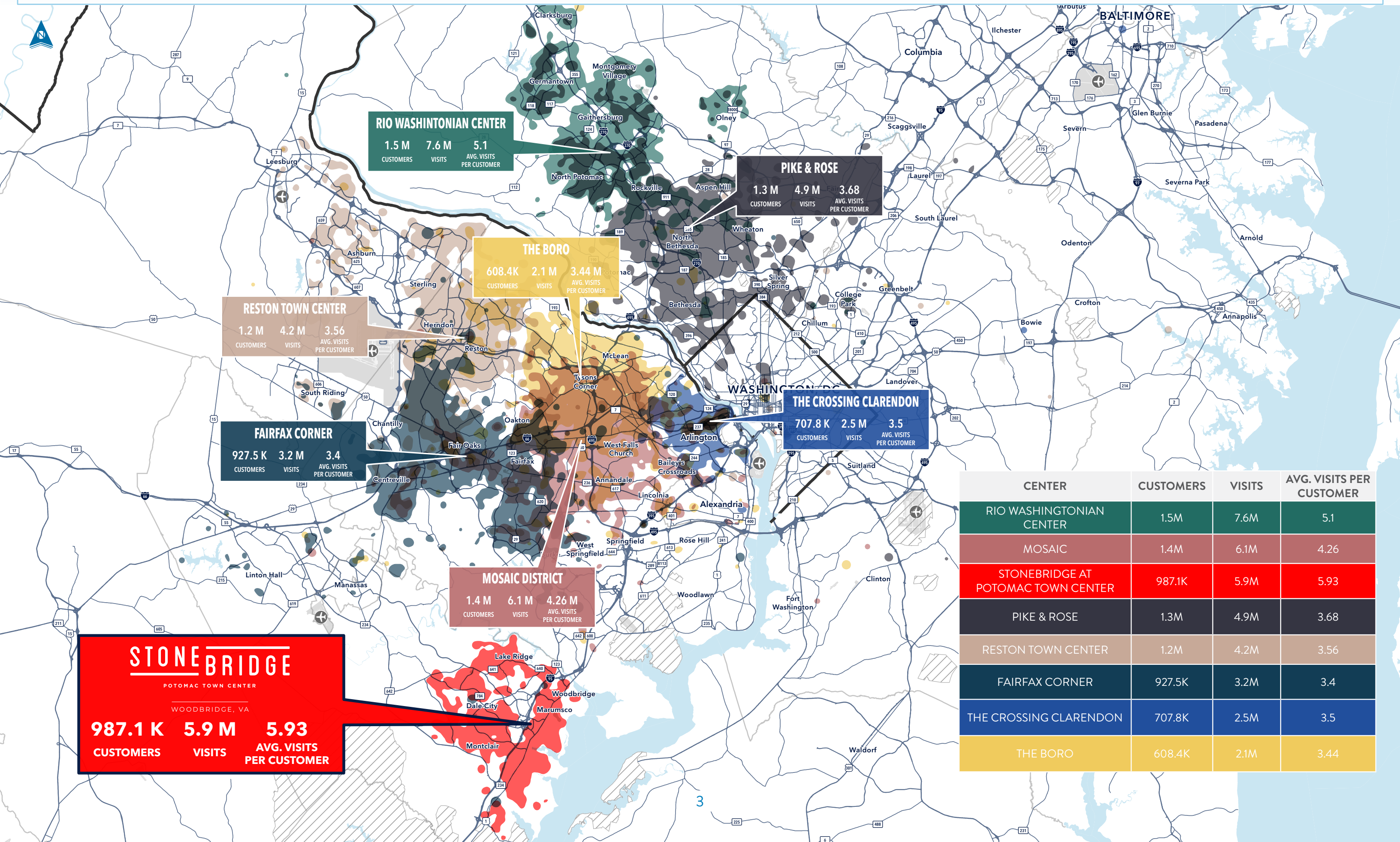
9/27: Kids Concert

10/14: PetOctober Fest

10/20: Concert Series

10/21: Meet and Greet (Nascar Driver)

12/01: Tree Lighting



RIO WASHINGTONIAN CENTER
 1.5 M CUSTOMERS 7.6 M VISITS 5.1 AVG. VISITS PER CUSTOMER

PIKE & ROSE
 1.3 M CUSTOMERS 4.9 M VISITS 3.68 AVG. VISITS PER CUSTOMER

THE BORO
 608.4K CUSTOMERS 2.1 M VISITS 3.44 M AVG. VISITS PER CUSTOMER

RESTON TOWN CENTER
 1.2 M CUSTOMERS 4.2 M VISITS 3.56 AVG. VISITS PER CUSTOMER

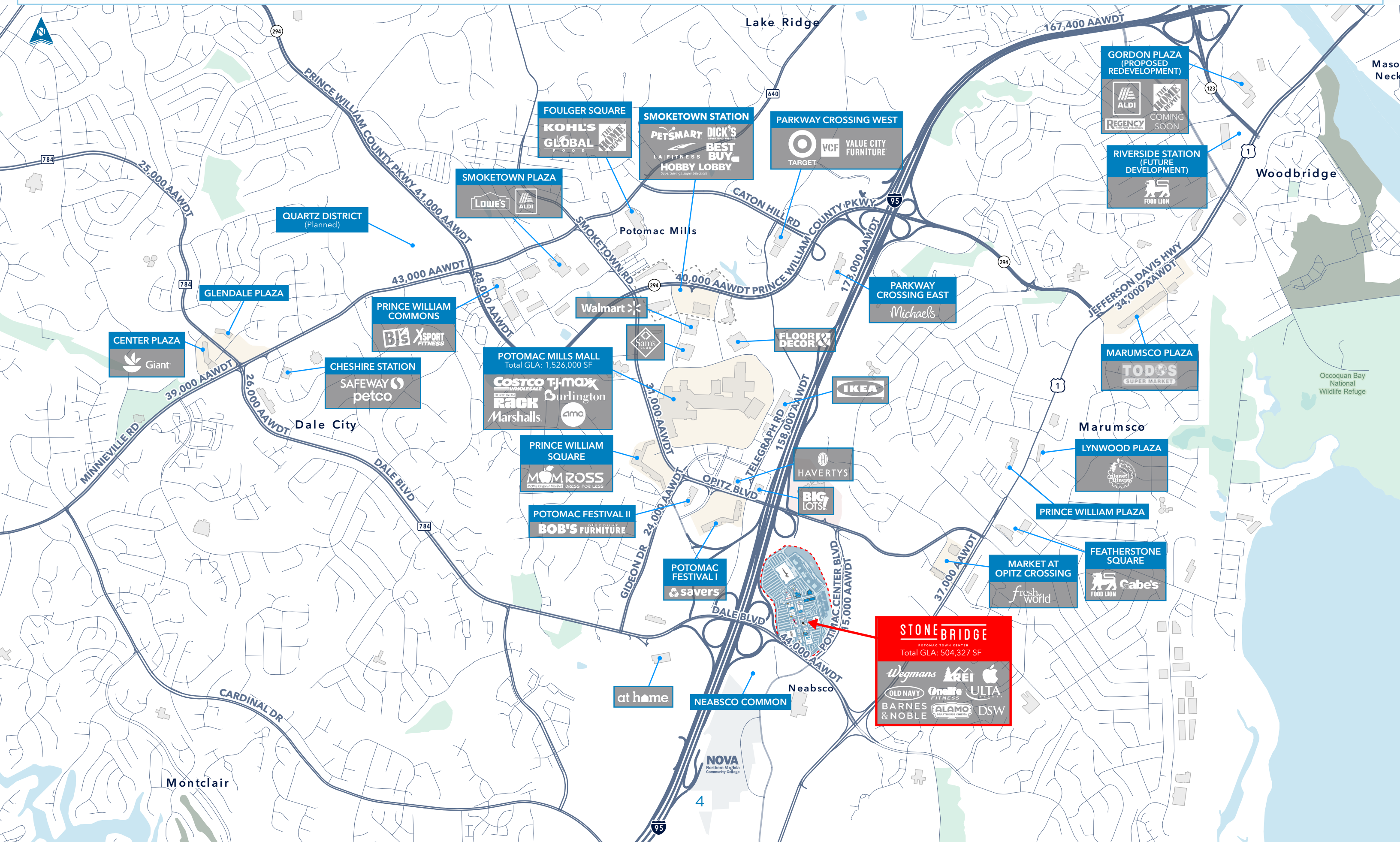
FAIRFAX CORNER
 927.5 K CUSTOMERS 3.2 M VISITS 3.4 AVG. VISITS PER CUSTOMER

THE CROSSING CLARENDON
 707.8 K CUSTOMERS 2.5 M VISITS 3.5 AVG. VISITS PER CUSTOMER

MOSAIC DISTRICT
 1.4 M CUSTOMERS 6.1 M VISITS 4.26 M AVG. VISITS PER CUSTOMER

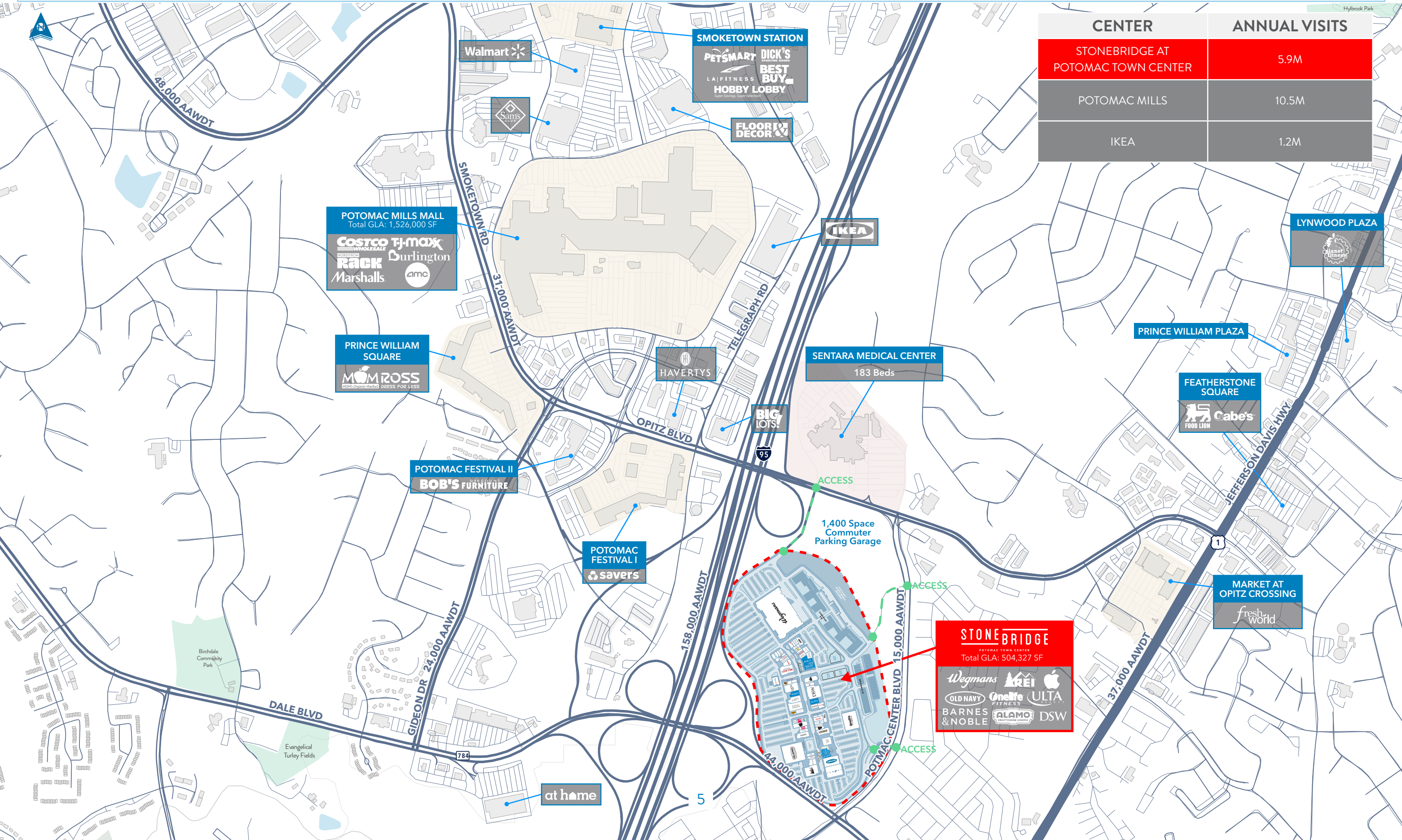
STONEBRIDGE
 POTOMAC TOWN CENTER
 WOODBRIDGE, VA
987.1 K CUSTOMERS 5.9 M VISITS 5.93 AVG. VISITS PER CUSTOMER

CENTER	CUSTOMERS	VISITS	AVG. VISITS PER CUSTOMER
RIO WASHINGTONIAN CENTER	1.5M	7.6M	5.1
MOSAIC	1.4M	6.1M	4.26
STONEBRIDGE AT POTOMAC TOWN CENTER	987.1K	5.9M	5.93
PIKE & ROSE	1.3M	4.9M	3.68
RESTON TOWN CENTER	1.2M	4.2M	3.56
FAIRFAX CORNER	927.5K	3.2M	3.4
THE CROSSING CLARENDON	707.8K	2.5M	3.5
THE BORO	608.4K	2.1M	3.44



STONEBRIDGE
POTOMAC TOWN CENTER
Total GLA: 504,327 SF

- Wegmans
- REI
- Apple
- Old Navy
- Onelife Fitness
- Ulta
- Barnes & Noble
- Alamo
- DSW



CENTER	ANNUAL VISITS
STONEBRIDGE AT POTOMAC TOWN CENTER	5.9M
POTOMAC MILLS	10.5M
IKEA	1.2M

POTOMAC MILLS MALL
Total GLA: 1,526,000 SF

Costco Wholesale | T.J. Maxx
Rack | Burlington
Marshalls | AMC

PRINCE WILLIAM SQUARE

MOM ROSS
More Brands More Deals | Dress For Less

POTOMAC FESTIVAL II

BOB'S FURNITURE

POTOMAC FESTIVAL I

savers

Walmart

Sams Club

SMOKETOWN STATION

PETSMART | DICK'S Sporting Goods
LA FITNESS | BEST BUY
HOBBY LOBBY

FLOOR & DECOR

IKEA

HAVERTYS

SENTARA MEDICAL CENTER
183 Beds

BIG LOTS!

PRINCE WILLIAM PLAZA

FEATHERSTONE SQUARE

Cabe's
FOOD LION

LYNWOOD PLAZA

Planet Fitness

MARKET AT OPITZ CROSSING

fresh world

STONEBRIDGE
POTOMAC TOWN CENTER
Total GLA: 504,327 SF

Wegmans | REI | Apple
OLD NAVY | Onnit FITNESS | ULTA
BARNES & NOBLE | ALAMO DRAUGHTHOUSE CINEMA | DSW

at home

1,400 Space
Commuter
Parking Garage

ACCESS

ACCESS

48,000 AAWDT

SMOKETOWN RD
31,000 AAWDT

158,000 AAWDT

POTOMAC CENTER BLVD
15,000 AAWDT

37,000 AAWDT

DALE BLVD

GIDEON DR
24,000 AAWDT

OPITZ BLVD

TELEGRAPH RD

JEFFERSON DAVIS HWY

Birchdale Community Park

Evangelical Turkey Fields

Hybrook Park

95

1

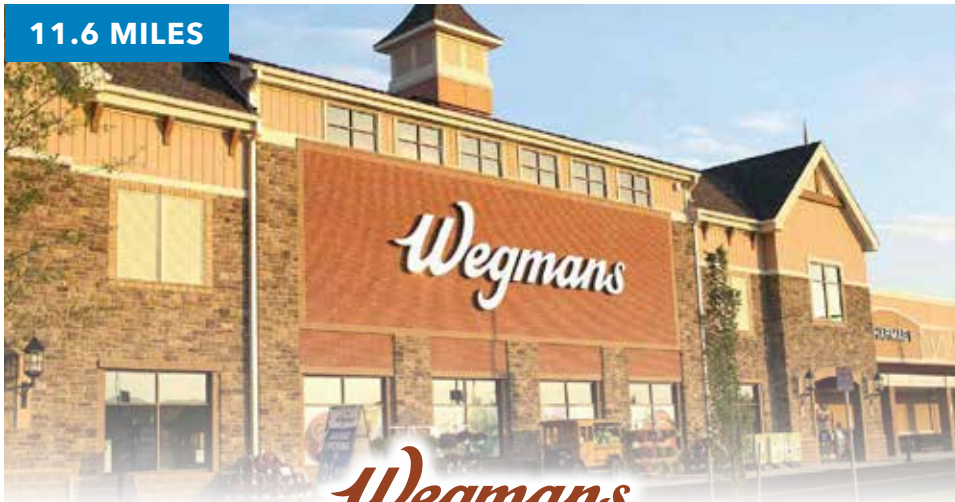
5

784

THE TENANTS

DISTANCE TO NEAREST LOCATION

11.6 MILES



Wegmans

21.9 MILES



Apple

39.9 MILES




ALAMO
DRAFTHOUSE CINEMA

13.9 MILES



Onelife
FITNESS

13.1 MILES



BARNES
& NOBLE

21.8 MILES



REI

15.4 MILES



CAVA

15.2 MILES



ULTA
BEAUTY

28 MILES



ATHLETA

22.1 MILES



UNCLE JULIO'S
MEXICAN
from Scratch

13.1 MILES



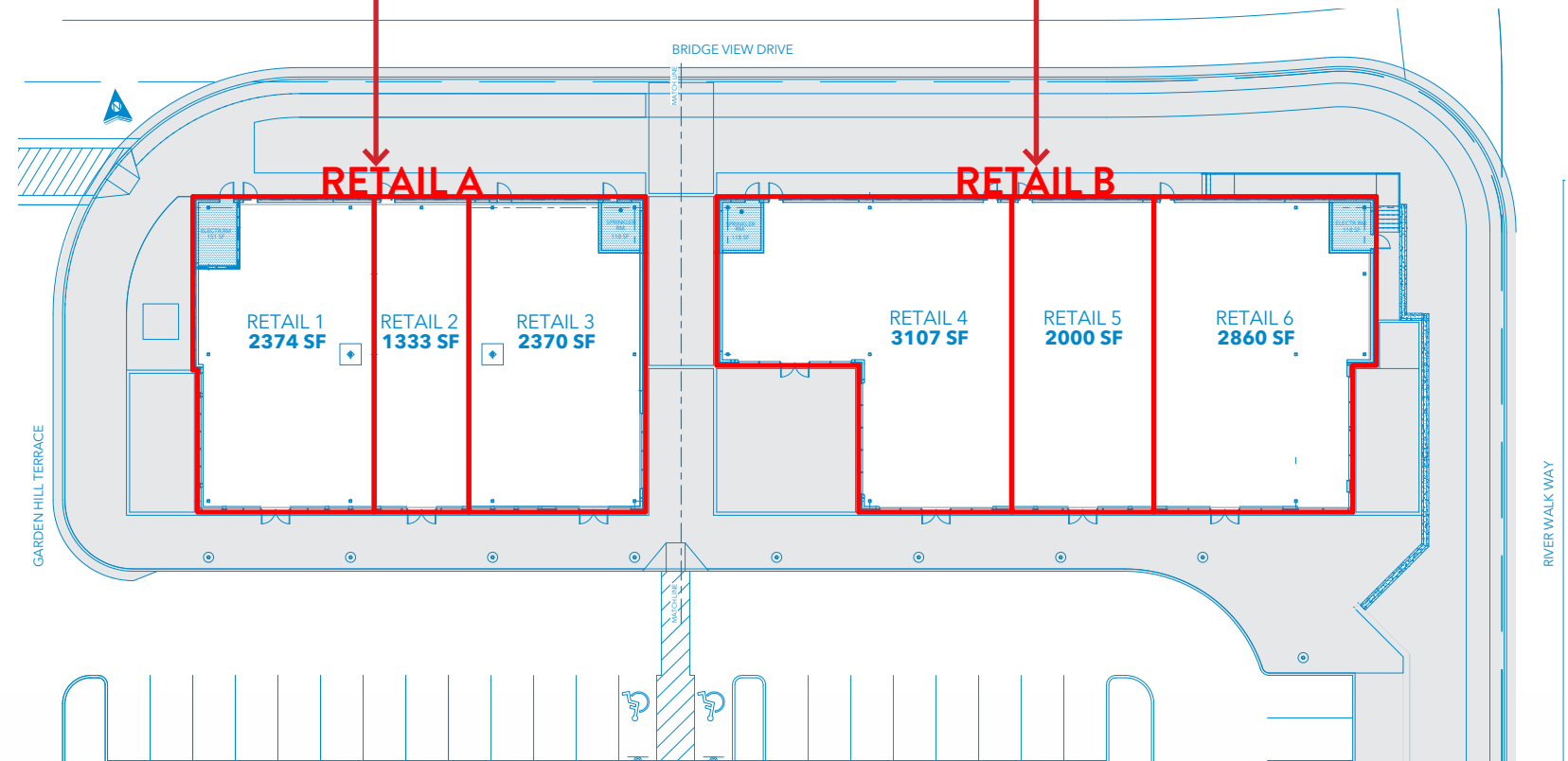
Nando's
PERI-PERI CHICKEN



SPACE #	TENANT	SIZE (SF)
1	REI	25,218
2	Carhartt	4,408
3	Aroma Latin Fusion	2,397
4	Dok Khao Thai Eatery	2,510
5	Alamo Drafthouse Cinema	40,980
6	Firebirds Wood Fired Grill	6,596
7	Soma Intimates	2,456
8	Amazing Lash Studio	2,305
9	Apple	8,017
10	Starbucks	1,635
11	European Wax Center	1,802
12	AVAILABLE	593
13	Potbelly Sandwich Shop	2,125
14	White House Black Market	2,936
15	Barnes & Noble	11,223
16	LOFT	5,946
17	AVAILABLE	5,295
18	Ulta	11,609
19	Brighton Collectibles	1,524
20	AVAILABLE	1,525
21	The UPS Store	1,629
22	Uncle Julio's	10,820
23	Brixx Wood Fired Pizza	3,994
24	VIO MedSpa	2,470
25	BBQ Chicken & Beer	2,220
26	Crumb Cookies	1,738
27	GoWell Urgent Care	3,299
28	AT&T	3,611
29	PNC Bank	3,750
30	Wegmans	138,500
31	Capital One	2,867
32	Orthopedic Laser Center	2,145
33	Cava	2,757
34	Visual Health Doctors	1,725
35	Bubbles Salon	1,602
36	Diamond Lotus Nail Spa	1,255
37	Sushi Jin	1,255
38	Muse Paintbar	2,399
39	Heartland Dental	2,725
40	Quinn's Goldsmith	2,594
41	AVAILABLE	6,738
42	Jos. A. Bank (Do not disturb)	5,419
43	Bar Louie	6,768
44	Athleta	3,561
45	DSW Shoe Warehouse	17,688
46	AVAILABLE	5,561
47	Chico's	3,631
48	Nando's Peri-Peri	3,163
49	Navy Federal Credit Union	3,807
50	Le Cake Boutique	942
51	Chrysell Fine Jewelry & Diamonds	991
52	xfinity	3,500
53	Sleep Number	3,354
54	The Good Feet Store	1,867
55	Duck Donuts	2,269
56	Not Your Average Joe's	7,144
57	Firepan Korean BBQ	6,988
58	BurgerFi	2,693
59	Brew Republic Bierwerks (Do not disturb)	4,040
60	AVAILABLE	3,201
61	Old Navy	15,026
62	La-Z-Boy	18,406
63	Onelife Fitness	42,401
TOTAL		504,327

LEGEND

- LEASED
- AVAILABLE
- POTENTIAL DEVELOPMENTS



STONEBRIDGE

POTOMAC TOWN CENTER

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population	115,146	239,899	415,218
Average Household Income	\$125,978	\$138,851	\$160,158
Median Household Income	\$98,843	\$107,100	\$119,121
Income Above \$150,000	26.2%	31.4%	38.6%
Median Home Value	\$399,053	\$451,044	\$535,827
Total Daytime Population	93,359	180,263	335,866

27.3%

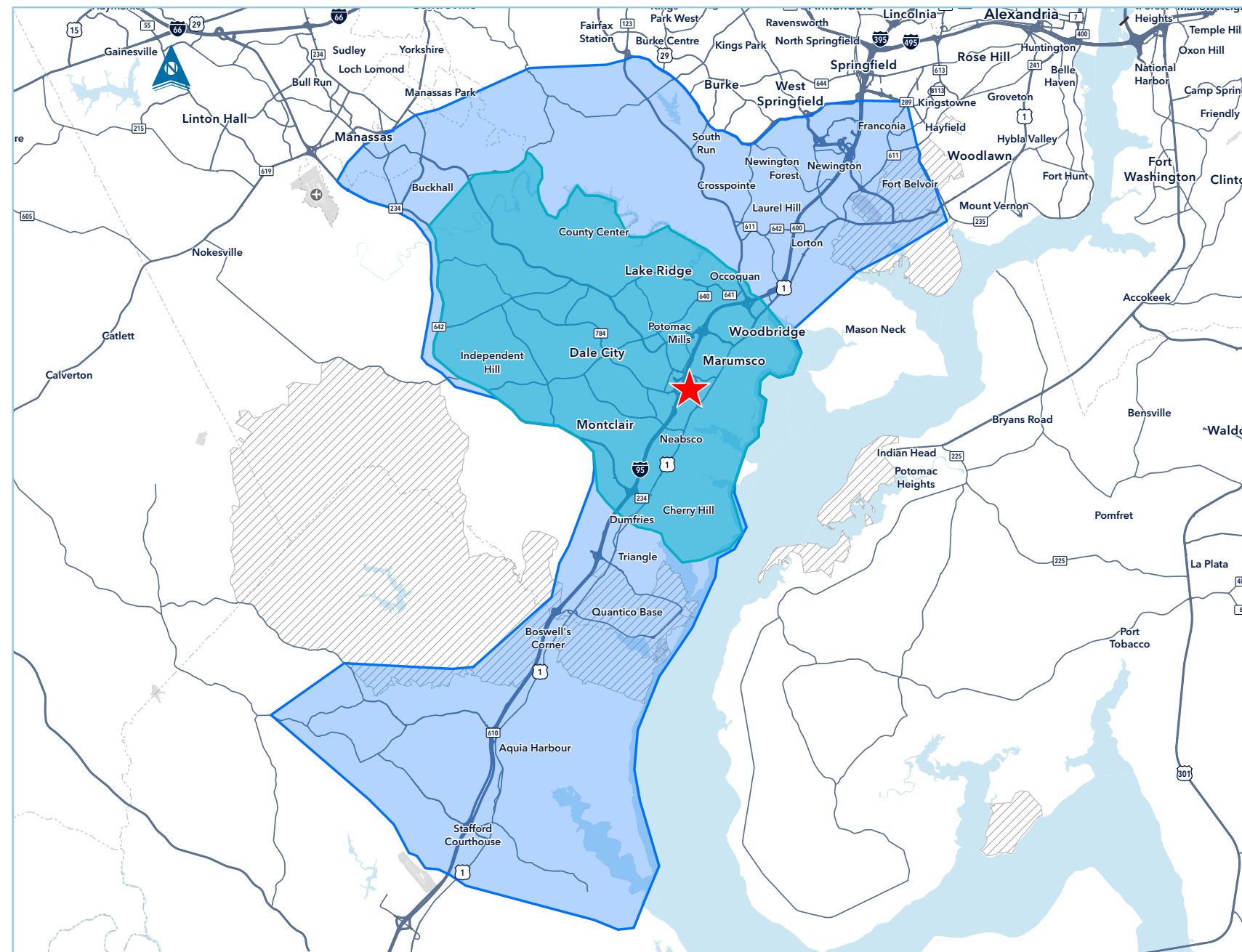
Affluent & Educated

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

25.4%

Sophisticated Empty Nesters

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



Primary Trade Area	
Population	266,071
Daytime Population	214,239
Median Age	35.4
Households	85,536
Household Average Income	\$142,537
Household Median Income	\$113,351
Education (College Degree +)	52.2%

Secondary Trade Area	
Population	340,902
Daytime Population	426,988
Median Age	35.7
Households	110,298
Household Average Income	\$152,937
Household Median Income	\$119,081
Education (College Degree +)	55.3%

STONE BRIDGE

POTOMAC TOWN CENTER

WOODBIDGE, VA



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