

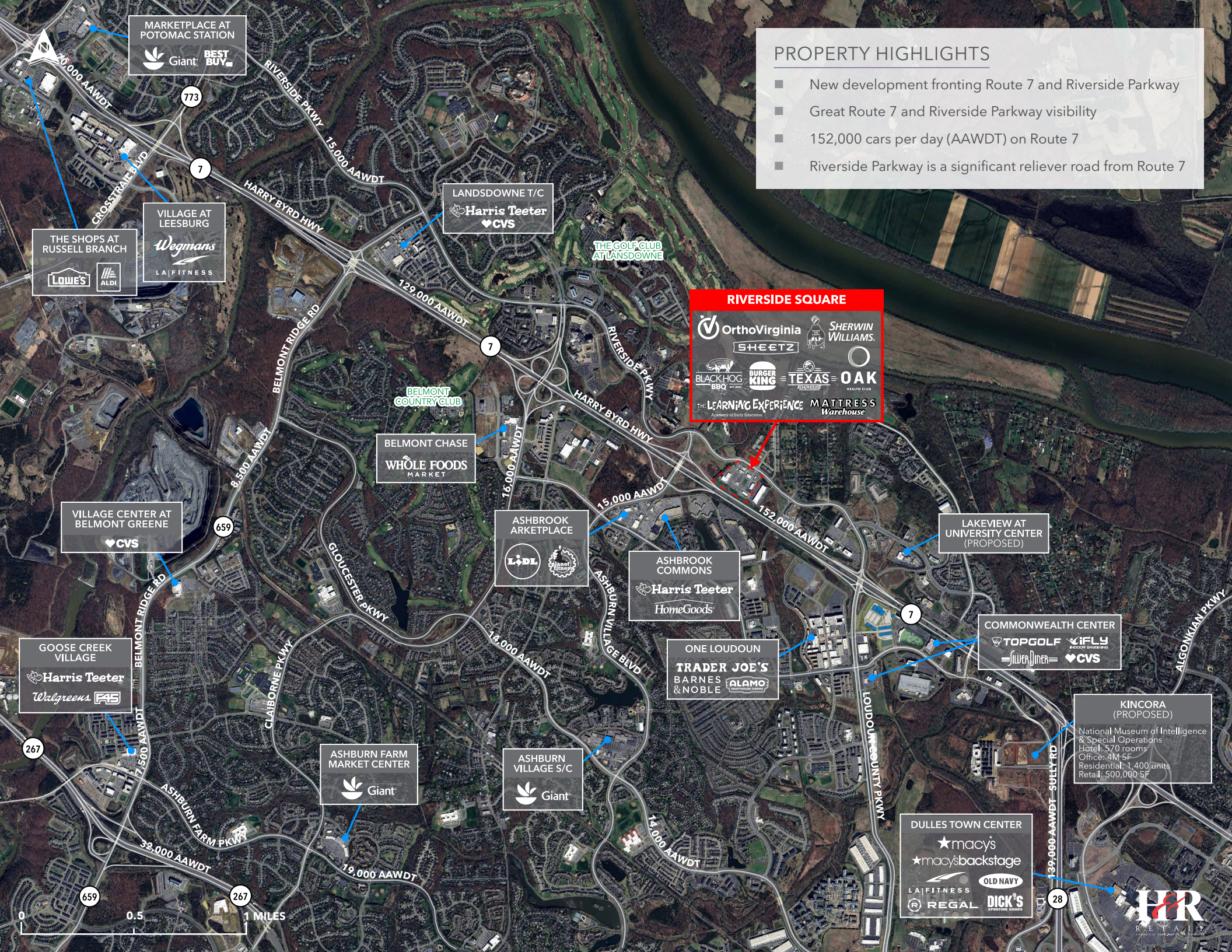


RIVERSIDE SQUARE

RIVERSIDE PARKWAY & RIVERSIDE COMMONS PLAZA | ASHBURN, VA 20147



PAD SITE
AVAILABLE



MARKETPLACE AT POTOMAC STATION
Giant BEST BUY

THE SHOPS AT RUSSELL BRANCH
LOWE'S ALDI

VILLAGE AT LEESBURG
Wegmans LAIFITNESS

LANDSDOWNE T/C
Harris Teeter CVS

THE GOLF CLUB AT LANDSDOWNE

RIVERSIDE SQUARE
OrthoVirginia SHEETZ SHERWIN WILLIAMS
BLACKHOG BURGER KING TEXAS OAK
THE LEARNING EXPERIENCE MATTRESS Warehouse

BELMONT CHASE
WHOLE FOODS MARKET

ASHBROOK ARKETPLACE
LIDL

ASHBROOK COMMONS
Harris Teeter HomeGoods

ONE LOUDOUN
TRADER JOE'S BARNES & NOBLE ALAMO

LAKEVIEW AT UNIVERSITY CENTER (PROPOSED)

COMMONWEALTH CENTER
TOPGOLF YIFLY SILVER DINNER CVS

KINCORA (PROPOSED)
National Museum of Intelligence & Special Operations
Hotel: 570 rooms
Office: 4M SF
Residential: 1,400 units
Retail: 500,000 SF

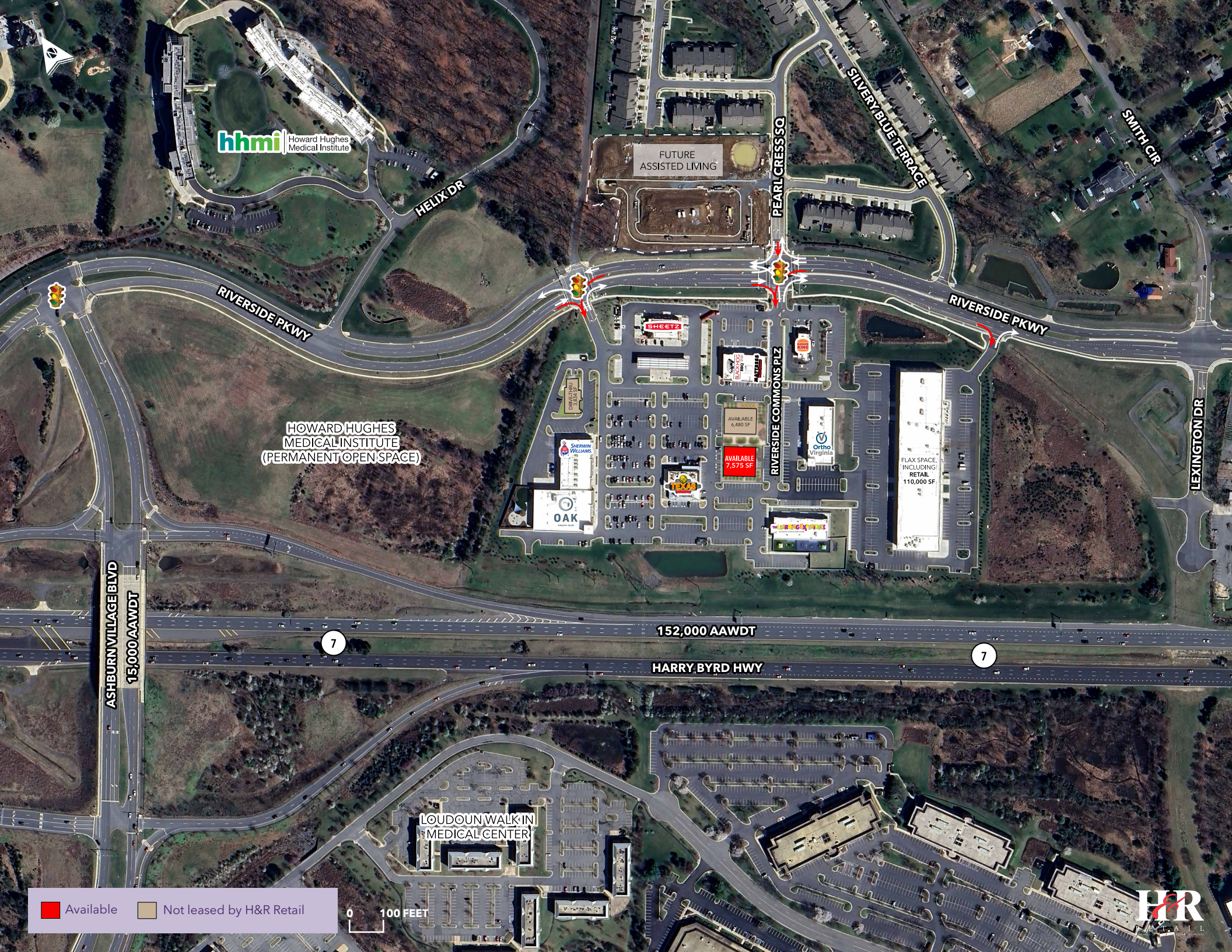
DULLES TOWN CENTER
macys macysbackstage LAIFITNESS REGAL OLD NAVY DICK'S



PROPERTY HIGHLIGHTS

- New development fronting Route 7 and Riverside Parkway
- Great Route 7 and Riverside Parkway visibility
- 152,000 cars per day (AAWDT) on Route 7
- Riverside Parkway is a significant reliever road from Route 7

0 0.5 1 MILES



hhmi Howard Hughes Medical Institute

FUTURE ASSISTED LIVING

HOWARD HUGHES MEDICAL INSTITUTE (PERMANENT OPEN SPACE)

OAK

SHERWIN WILLIAMS

AVAILABLE 7,575 SF

AVAILABLE 6,480 SF

RIVERSIDE COMMONS PLZ

Ortho Virginia

FLAX SPACE, INCLUDING RETAIL 110,000 SF

ASHBURN VILLAGE BLVD 15,000 AAWDT

152,000 AAWDT

HARRY BYRD HWY

LOUDOUN WALK-IN MEDICAL CENTER



Available



Not leased by H&R Retail

0 100 FEET

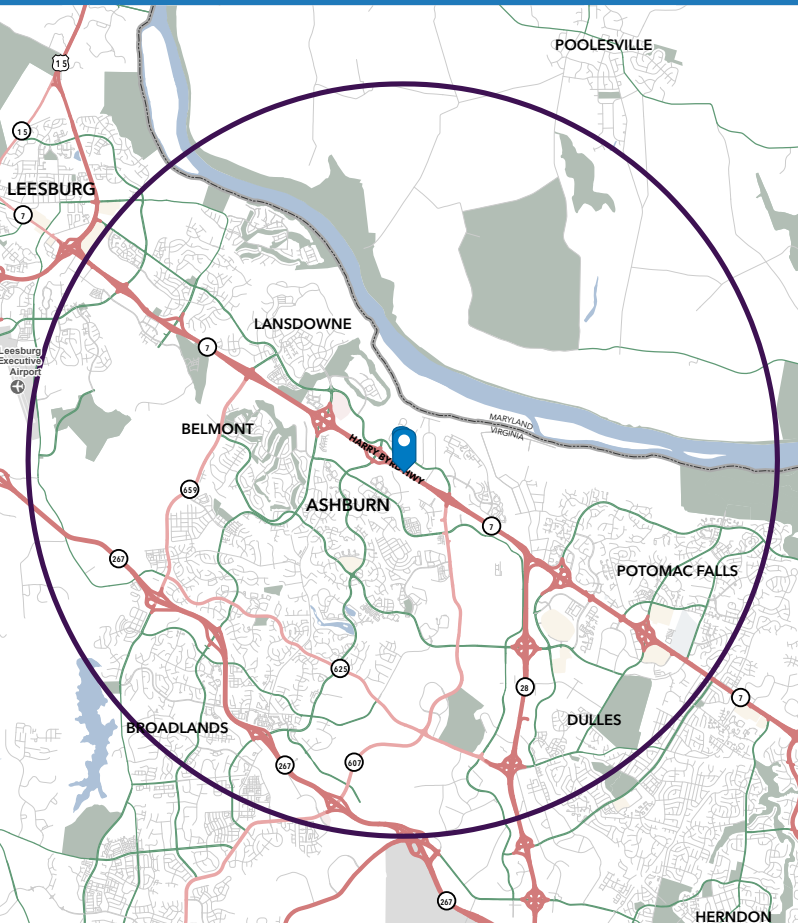




ASHBURN, VA

DEMOGRAPHIC PROFILE (2023)

Riverside Square
Ring of 5 miles



KEY FACTS

164,929

Population

36.9

Median Age

58,189

Households

EDUCATION



10%

High School Diploma



38%

Bachelor's Degree



28%

Graduate/Professional Degree

BUSINESS



5,568

Total Businesses



163,526

Daytime Population



432

Food Srv & Drinking Places

INCOME



\$148,676

Median Household Income

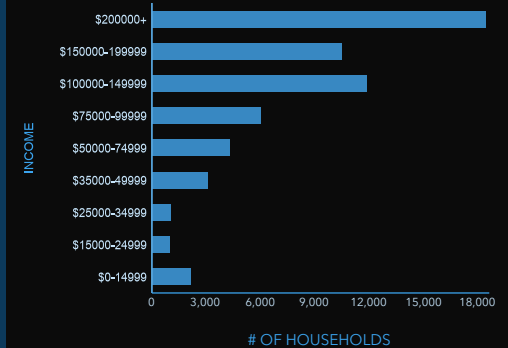


\$65,921

Per Capita Income

\$186,961

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



1A

Boomburbs

19,925 (34.2%) of households

Close to one in five employed residents works in mining, oil and gas extraction, or quarrying industries. Economic BedRock is a very rural, primarily Southern market. Married-couple families reside in over half of the households, with a quarter of households that live in mobile homes. This socially conservative group earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. They take pride in the appearance of their homes and their vehicles. Budget-minded residents enjoy home cooking, but nothing too fancy. This is a gregarious group that values time spent with friends.

- TV is the main source of information, news, and entertainment.
- They make purchases for today because tomorrow is uncertain.
- They are happy to go to work whenever the opportunity presents itself.
- Budgeted vacations are taken within the US, not abroad.



2D

Enterprising Professionals

18,555 (31.9%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.



1B

Professional Pride

8,118 (14.0%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in-home trends, including finished basements equipped with home gyms and in-hometheaters.

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses.
- Life here is well organized; routine is a key ingredient to daily life.



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