

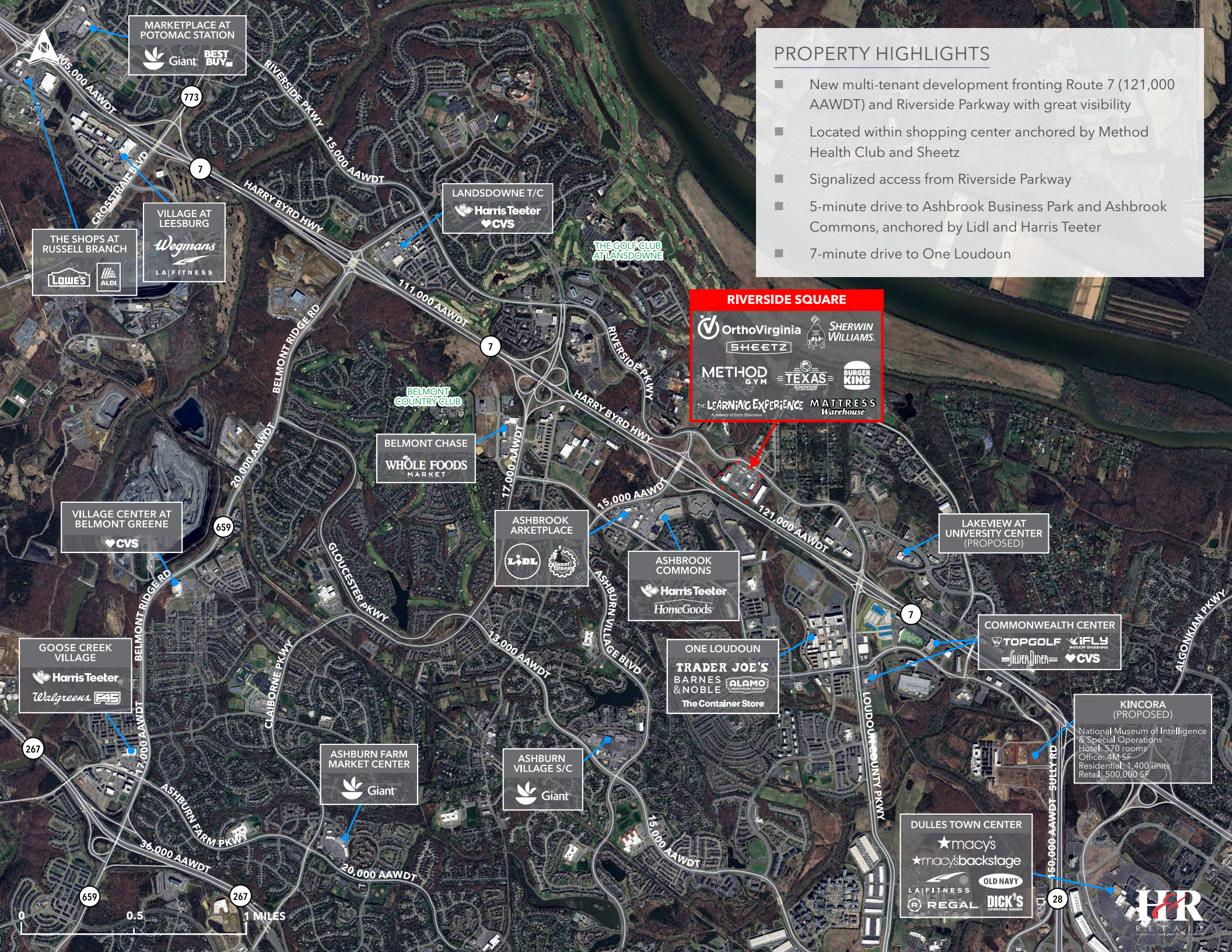


RIVERSIDE SQUARE

RIVERSIDE PARKWAY & RIVERSIDE COMMONS PLAZA | ASHBURN, VA 20147

NOT A PART

PROPOSED NEW MULTI-TENANT BUILDING
2,000 - 7,575 SF 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
METHOD GYM TEXAS ROADHOUSE BURGER KING
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
The Container Store

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

VILLAGE CENTER AT BELMONT GREENE
CVS

GOOSE CREEK VILLAGE
Harris Teeter Walgreens F&S

ASHBURN FARM MARKET CENTER
Giant

ASHBURN VILLAGE S/C
Giant

- ### PROPERTY HIGHLIGHTS
- New multi-tenant development fronting Route 7 (121,000 AAWDT) and Riverside Parkway with great visibility
 - Located within shopping center anchored by Method Health Club and Sheetz
 - Signalized access from Riverside Parkway
 - 5-minute drive to Ashbrook Business Park and Ashbrook Commons, anchored by Lidl and Harris Teeter
 - 7-minute drive to One Loudoun

0 0.5 1 MILES



hhmi Howard Hughes Medical Institute

HELIIX DR

FUTURE ASSISTED LIVING

PEARL CRESS SQ

SILVERY BLUE TERRACE

SMITH CIR

RIVERSIDE PKWY

PROPOSED NEW MULTI-TENANT BUILDING

HOWARD HUGHES MEDICAL INSTITUTE (PERMANENT OPEN SPACE)

METHOD GYM

SHERWIN WILLIAMS

PROPOSED MULTI-TENANT BUILDING 7,500 SF

RIVERSIDE COMMONS PLZ

Ortho Virginia

FLAX SPACE, INCLUDING RETAIL 110,000 SF

LEXINGTON DR

ASHBURN VILLAGE BLVD

11,000 AAWDT

121,000 AAWDT

HARRY BYRD HWY

LOUDOUN WALK IN MEDICAL CENTER



Available

0

100 FEET



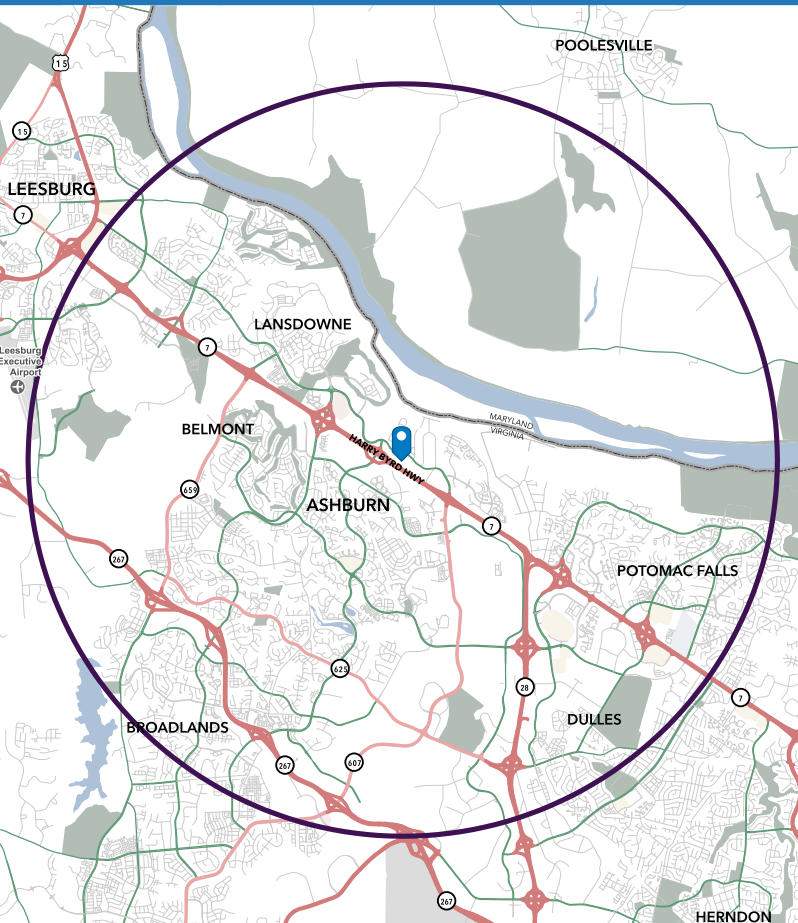


CITY/STATE

DEMOGRAPHIC PROFILE (2022)

Riverside Square

Ring of 5 miles



KEY FACTS

167,540

Population

38.7

Median Age

59,463

Households

EDUCATION



10%

High School Diploma



38%

Bachelor's Degree



27%

Graduate/Professional Degree

BUSINESS



6,249

Total Businesses



173,438

Daytime Population



451

Food Srv & Drinking Places

INCOME



\$169,677

Median Household Income

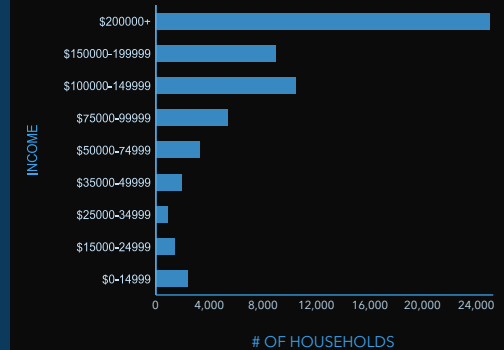


\$72,837

Per Capita Income

\$205,498

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

Professional Pride (L2)

24,100 (40.5%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

Modern Minds (D3)

8,294 (13.9%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.

Urban Chic (H4)

8,198 (13.8%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- Residents tend to use the internet to trade and monitor investments, research financial and real estate matters, and engage on professional networking platforms.
- Residents tend to exercise frequently, schedule regular checkups, and eat fresh, organic foods.



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