

SHOPS AT ARCOLA

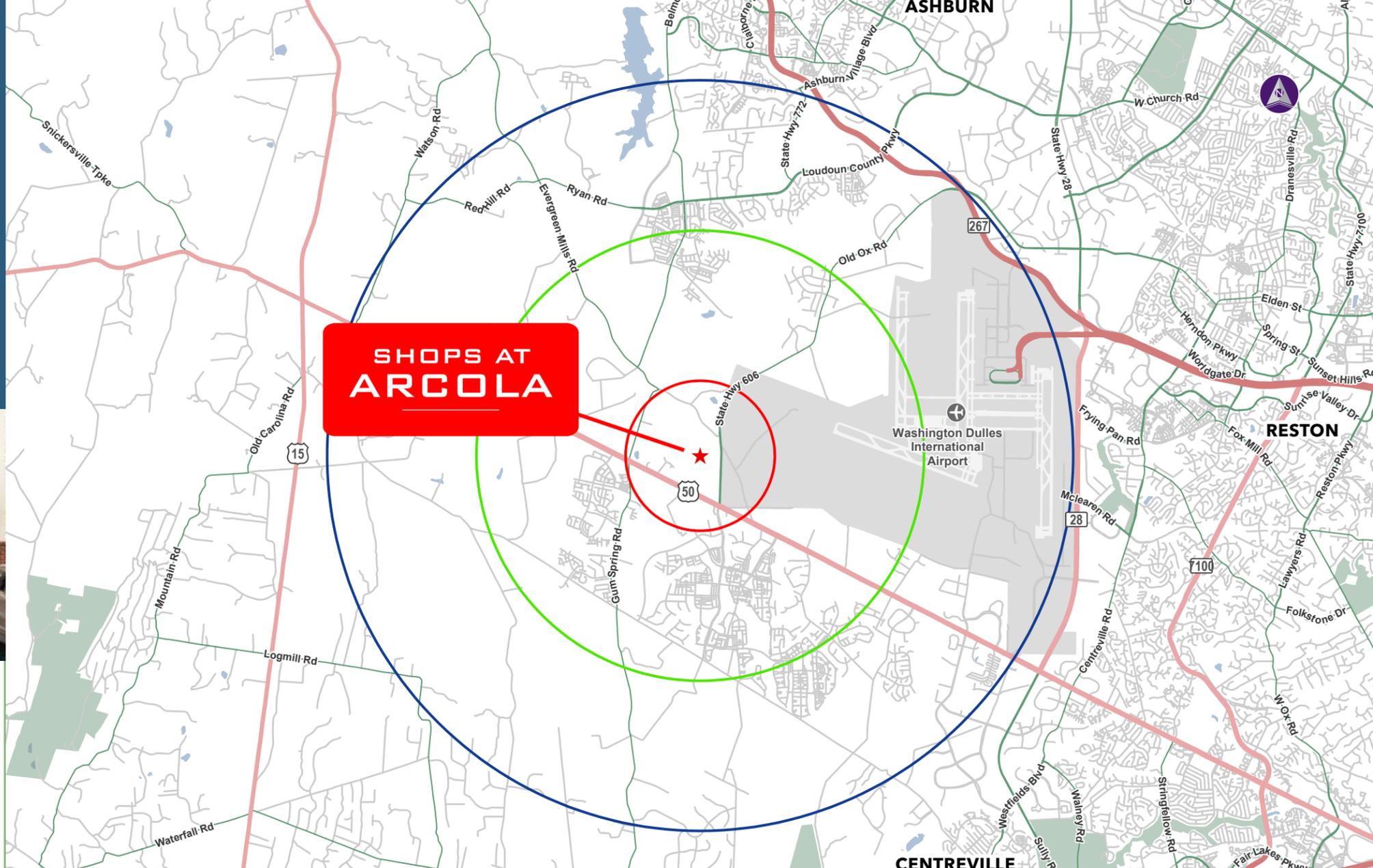
SOUTH RIDING, VIRGINIA



SJC VENTURES



SHOPS AT ARCOLA



The Shops at Arcola is a new 85,512 SF ground-up retail development by SJC Ventures in the heart of South Riding, VA. This grocery-anchored project offers 55,980 SF of space for retailers and restaurants, benefiting from nearby retail highlights including a recently opened Target which shadow anchors the site, and Dulles Landing, a big box shopping center across the street. Located in a high-income area with a strong retail demand, this is an ideal opportunity for all types of tenants, from full service and fast casual F&B to service providers to retail brands.

PROJECT

- 82,512 SF development
- 55,980 SF of retail and restaurant
- 30,012 SF anchor
- Parking ratio: 5.95/1,000

TIMING

- **CONSTRUCTION STARTS:** Q1 2027
- **SHELL CONSTRUCTION DELIVERY:** Q4 2027

2025 TRADE AREA DEMOGRAPHICS

	 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE	4,263	5,598	\$209,811	251	68.8%
3 MILES	84,060	70,275	\$249,009	1,785	73.8%
5 MILES	146,551	135,093	\$253,268	3,859	73.8%



BRAMBLETON TOWN CENTER
Harris Teeter

EXPECTED GROUNDBREAKING:
SPRING 2026
COMPLETION:
SPRING 2028

THE SHOPS AT ARCOLA
TARGET

STONE RIDGE
Harris Teeter

DULLES LANDING
Walmart

PROPOSED CEDAR TERRACE
LIFETIME PROPOSED

SOUTH RIDING MARKET SQUARE
Giant

WHITMAN FARM
LIDL PLANNED

EAST GATE MARKETPLACE
Harris Teeter

DULLES INTERNATIONAL
- Served 27.25 Million Passengers in 2024
- 37 Airlines Operate Out of Dulles' 139 Gates
- Annual IAD Passenger Retail Spending in Virginia is \$351.7M

CHANTILLY CROSSING
COSTCO WHOLESALE TARGET

2 MILES



EXPECTED
GROUNDBREAKING:
SPRING 2026
COMPLETION:
SPRING 2028

STONE RIDGE
Harris Teeter

StoneSprings
Hospital Center
HCA Virginia Health System

THE SHOPS
AT ARCOLA
TARGET

DULLES LANDING
Michaels ULTA
HomeGoods ROSS
PETSMART DICK'S
TJ-MAXX DSW
Walmart

PLANNED AVONLEA
SENIOR LIVING
APARTMENTS
& OFFICE

PROPOSED CEDAR TERRACE
52 ACRES
PROPOSED 383 RESIDENTIAL UNITS
200,000 SF COMMERCIAL
LIFETIME
PROPOSED

SOUTH RIDING
MARKET SQUARE
Giant THE
MARKET BARN

EAST GATE
MARKETPLACE
Harris Teeter

SOUTH RIDING T/C



SHEETZ

IHOP

ADVANCE AUTO PARTS

Wendy's

ALDI

ARCOLA LANDING DR

DULLES RUN DR

ARCOLA MILLS DR



TARGET

THE SHOPS AT ARCOLA



TARGET

GROCERY ANCHOR
BLDG 100
30,012 SF

SHOPS
BLDG 200
7,008 SF

SHOPS
BLDG 400
6,407 SF

SHOPS
BLDG 500
9,610 SF

SHOPS
BLDG 700
8,652 SF

SHOPS
BLDG 1000
3,352 SF

OWINGS RUN DR

OWINGS RUN DR

DULLES W BLVD

SHOPS
BLDG 600
3,332 SF

SHOPS
BLDG 800
11,212 SF

DULLES LANDING

LEGEND

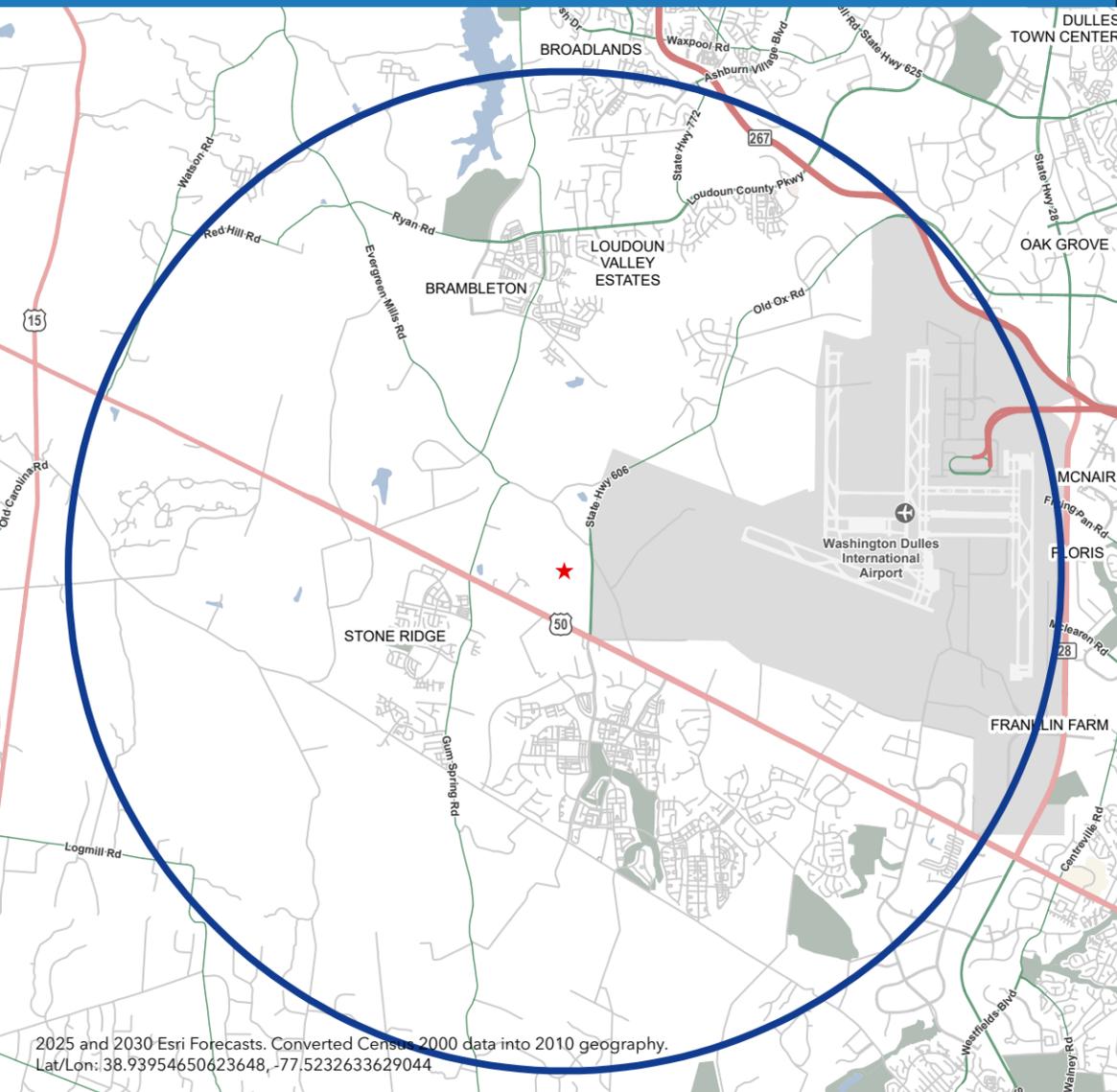
■ Not A Part of Project
 ■ Available
 ■ Leased



SHOPS AT ARCOLA



South Riding, VA
 DEMOGRAPHIC PROFILE (2025)
 The Shops at Arcola
 3 mile ring



2025 and 2030 Esri Forecasts. Converted Census 2000 data into 2010 geography.
 Lat/Lon: 38.93954650623648, -77.5232633629044

KEY FACTS

84,060

Population

36.2

Median Age

25,584

Households

EDUCATION



7%

High School Diploma



37%

Bachelor's Degree



37%

Graduate/Professional Degree

INCOME



\$217,993

Median Household Income

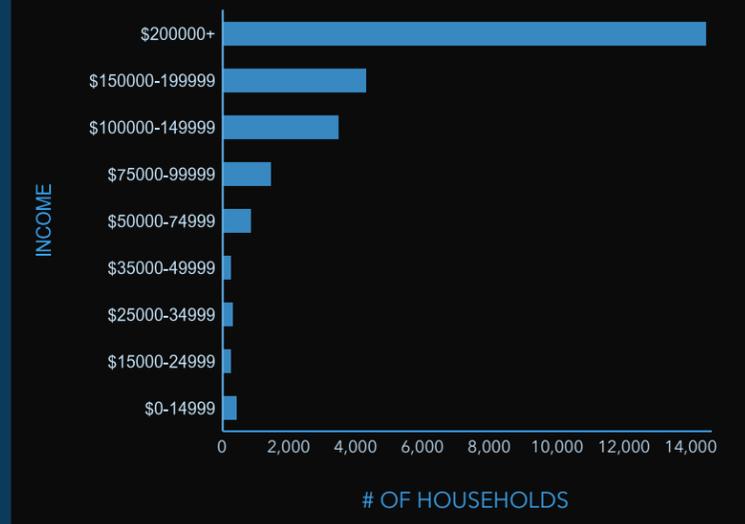


\$75,306

Per Capita Income

\$249,009

AVERAGE HH INCOME (\$)



BUSINESS



1,785

Total Businesses



70,275

Daytime Population



100

Food Srv & Drinking Places

TOP TAPESTRY SEGMENTS

L2 Professional Pride
 21k (82.2%) 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.

H2 Boomburbs
 3,224 (12.6%) of households

These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between \$300,000 and \$500,000. Nearly a third of households own three or more vehicles.

- Residents tend to shop at club stores and make purchases using online platforms.
- Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.

D3 Modern Minds
 822 (3.2%) 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.

SHOPS AT ARCOLA

	1 MILE	3 MILES	5 MILES
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POPULATION SUMMARY

2010 Total Population	4,141	52,927	107,765
2025 Total Population	4,263	84,060	146,551
2025 Group Quarters	56	598	1,449
2030 Total Population	4,895	59,421	129,819
2025-2030 Annual Rate	0.05%	0.36%	0.93%
2025 Total Daytime Population	5,598	70,275	135,093
Workers	9,922	34,681	66,613
Residents	2,319	28,569	61,296

2025 POPULATION BY AGE

Population Age 0 - 4	4.1%	4.9%	5.1%
Population Age 5 - 9	4.5%	5.9%	6.0%
Population Age 10 - 14	4.6%	6.7%	6.7%
Population Age 15 - 24	11.0%	10.7%	11.0%
Population Age 25 - 34	12.1%	10.9%	11.3%
Population Age 35 - 44	11.4%	12.5%	13.0%
Population Age 45 - 54	12.0%	12.8%	12.7%
Population Age 55 - 64	13.6%	15.0%	14.4%
Population Age 65 - 74	14.4%	13.0%	12.2%
Population Age 75 - 84	8.4%	5.6%	5.5%
Population Age 85 +	3.6%	2.1%	2.1%
Population Age 18 +	83.1%	78.3%	78.1%
Median Age	34.8	36.2	36.3

2025 POPULATION BY SEX

Male Population	2,103	41,594	72,844
Female Population	2,160	42,466	73,707

2025 POPULATION BY RACE/ETHNICITY

White Alone	67.1%	73.3%	70.2%
Black Alone	16.4%	11.1%	13.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	5.3%	4.7%	4.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.9%	3.3%	3.7%
Two or More Races	7.2%	7.1%	7.4%
Hispanic Origin	8.4%	7.2%	8.0%
Diversity Index	58.8	51.6	55.7

	1 MILE	3 MILES	5 MILES
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2025 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	4,229	48,172	101,853
Never Married	23.5%	24.7%	25.7%
Married	56.6%	61.0%	59.1%
Widowed	8.7%	5.1%	5.5%
Separated or Divorced	11.2%	9.3%	9.7%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	2,685	51,579	90,293
Less than 9th Grade	0.8%	1.6%	1.8%
9th - 12th Grade, No Diploma	1.2%	1.7%	2.1%
High School Graduate	14.5%	13.6%	14.3%
GED/Alternative Credential	1.9%	1.9%	2.2%
Some College, No Degree	21.5%	16.4%	15.5%
Associate Degree	6.7%	6.3%	8.1%
Bachelor's Degree	32.9%	34.3%	32.6%
Graduate/Professional Degree	20.5%	24.2%	23.5%

HOUSEHOLDS SUMMARY

2010 Households	1,831	20,391	41,944
2010 Average Household Size	2.26	2.59	2.55
2025 Households	1,471	25,584	44,161
2025 Average Household Size	2.20	2.55	2.52
2030 Households	2,222	23,219	51,457
2030 Average Household Size	2.18	2.53	2.49
2025-2030 Annual Rate	0.24%	0.52%	1.13%
2010 Families	1,166	14,971	30,171
2010 Average Family Size	2.85	3.04	3.02
2025 Families	1,265	15,890	33,588
2025 Average Family Size	2.94	3.09	3.06
2030 Families	1,271	16,239	35,227
2030 Average Family Size	2.93	3.08	3.05
2025-2030 Annual Rate	0.09%	0.44%	0.96%

HOUSING UNIT SUMMARY

2025 Housing Units	1,493	25,760	44,674
Owner Occupied Housing Units	63.4%	79.3%	75.3%
Renter Occupied Housing Units	32.3%	17.6%	20.9%
Vacant Housing Units	4.3%	3.1%	4.7%

	1 MILE	3 MILES	5 MILES
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2025 HOUSEHOLDS BY INCOME

<\$15,000	5.6%	4.8%	4.5%
\$15,000 - \$24,999	4.5%	3.9%	4.4%
\$25,000 - \$34,999	7.2%	4.1%	5.0%
\$35,000 - \$49,999	11.1%	7.7%	7.9%
\$50,000 - \$74,999	21.9%	15.5%	15.3%
\$75,000 - \$99,999	7.7%	13.1%	13.2%
\$100,000 - \$149,999	22.4%	21.2%	20.1%
\$150,000 - \$199,999	11.5%	11.9%	13.0%
\$200,000+	8.1%	17.8%	16.7%
Average Household Income	\$209,811	\$249,009	\$253,268
Median Household Income	\$180,594	\$217,993	\$221,724
Per Capita Income	\$73,645	\$75,306	\$76,311

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	1,454	18,518	38,090
<\$50,000	7.6%	1.5%	1.3%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.6%	0.2%	0.4%
\$150,000 - \$199,999	1.1%	1.4%	1.6%
\$200,000 - \$249,999	15.2%	7.4%	7.0%
\$250,000 - \$299,999	23.8%	15.9%	17.0%
\$300,000 - \$399,999	22.1%	33.8%	31.5%
\$400,000 - \$499,999	18.6%	17.6%	17.3%
\$500,000 - \$749,999	7.8%	18.4%	17.7%
\$750,000 - \$999,999	0.6%	2.0%	3.7%
\$1,000,000 +	0.1%	0.4%	1.3%
Average Home Value	\$783,261	\$866,995	\$900,311

2025 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	2,608	30,192	63,427
Agriculture/Mining	0.7%	0.4%	0.3%
Construction	3.6%	5.3%	5.3%
Manufacturing	8.2%	6.3%	6.4%
Wholesale Trade	1.6%	1.6%	1.8%
Retail Trade	9.4%	9.6%	9.0%
Transportation/Utilities	4.2%	4.4%	5.7%
Information	1.5%	1.5%	1.7%
Finance/Insurance/Real Estate	13.9%	12.6%	11.9%
Services	52.4%	52.4%	52.0%
Public Administration	4.4%	5.9%	5.8%

	1 MILE	3 MILES	5 MILES
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2025 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	84.7%	85.0%	84.6%
Management/Business/Financial	23.4%	26.6%	26.1%
Professional	32.6%	31.3%	31.1%
Sales	10.6%	10.0%	9.0%
Administrative Support	9.9%	8.9%	8.7%
Services	12.9%	11.5%	11.9%
Blue Collar	6.0%	6.4%	6.4%
Farming/Forestry/Fishing	0.1%	0.0%	0.0%
Construction/Extraction	1.5%	2.7%	3.1%
Installation/Maintenance/Repair	0.6%	1.6%	1.7%
Production	2.8%	2.8%	2.7%
Transportation/Material Moving	5.6%	4.6%	5.5%

2025 CONSUMER SPENDING

Apparel & Services: Total \$	\$4,825,525	\$64,639,549	\$137,064,693
Average Spent	\$2,198.42	\$2,857.38	\$2,817.30
Education: Total \$	\$4,392,340	\$58,385,712	\$120,945,416
Average Spent	\$2,001.07	\$2,580.93	\$2,485.98
Entertainment/Recreation: Total \$	\$8,317,992	\$112,687,382	\$238,126,446
Average Spent	\$3,789.52	\$4,981.32	\$4,894.58
Food at Home: Total \$	\$14,960,596	\$195,835,557	\$415,533,011
Average Spent	\$6,815.76	\$8,656.86	\$8,541.10
Food Away from Home: Total \$	\$8,043,609	\$109,538,602	\$232,978,745
Average Spent	\$3,664.51	\$4,842.13	\$4,788.78
Health Care: Total \$	\$16,184,699	\$215,291,598	\$456,565,607
Average Spent	\$7,373.44	\$9,516.91	\$9,384.51
HH Furnishings & Equipment: Total \$	\$6,501,765	\$89,054,221	\$188,305,123
Average Spent	\$2,962.08	\$3,936.62	\$3,870.53
Personal Care Products & Services: Total \$	\$2,141,820	\$28,788,448	\$61,027,402
Average Spent	\$975.77	\$1,272.59	\$1,254.39
Shelter: Total \$	\$55,370,485	\$740,175,931	\$1,566,503,162
Average Spent	\$25,225.73	\$32,719.30	\$32,198.79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,156,946	\$98,863,275	\$208,221,080
Average Spent	\$3,260.57	\$4,370.23	\$4,279.89
Travel: Total \$	\$4,949,285	\$69,903,266	\$147,237,615
Average Spent	\$2,254.80	\$3,090.06	\$3,026.40
Vehicle Maintenance & Repairs: Total \$	\$2,847,007	\$37,900,727	\$80,767,411
Average Spent	\$1,297.04	\$1,675.39	\$1,660.14

SHOPS AT ARCOLA

SOUTH RIDING, VIRGINIA



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