

SHOPS AT ARCOLA

SOUTH RIDING, VIRGINIA



SJC
VENTURES

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

SHOPS AT ARCOLA



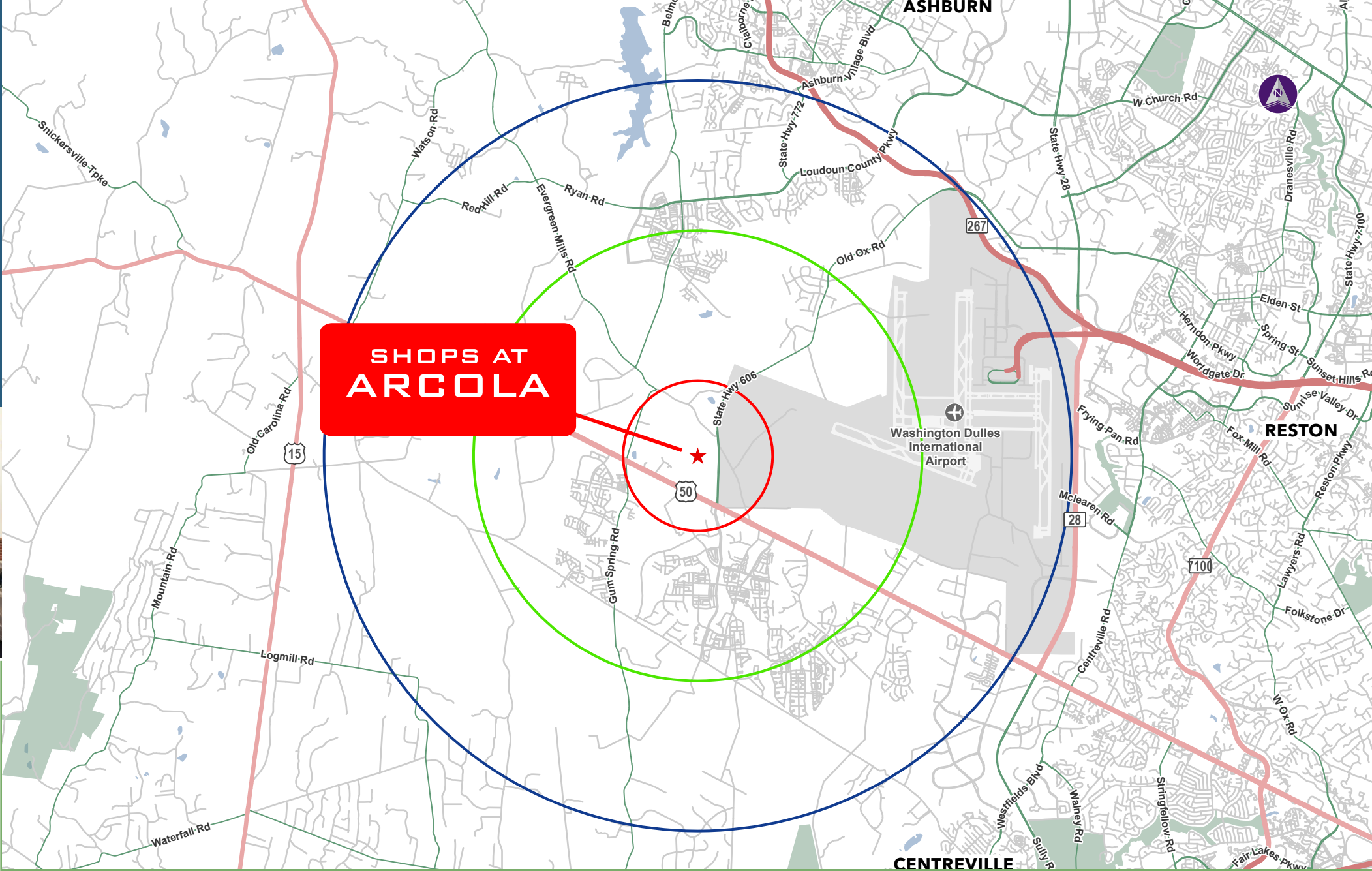
The Shops at Arcola is a new 85,512 SF ground-up retail development by SJC Ventures in the heart of South Riding, VA. This grocery-anchored project offers 55,980 SF of space for retailers and restaurants, benefiting from nearby retail highlights including a recently opened Target which shadow anchors 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

- **BUILDING 200:** 12/1/2027
- **BUILDING 300/400:** 2/1/2028
- **BUILDING 500:** 4/1/2028
- **BUILDING 700/800:** 5/1/2028
- **BUILDING 1000:** 5/1/2028



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%



EXPECTED
GROUNDBREAKING:
SPRING 2026
COMPLETION:
SPRING 2028

BRAMBLETON
TOWN CENTER
 Harris
Teeter

SHOPS AT
ARCOLA
 TARGET

DULLES LANDING
 Walmart

PROPOSED
CEDAR TERRACE
 LIFETIME
PROPOSED

SOUTH RIDING
MARKET SQUARE
 Giant

WHITMAN FARM
 LIDL
PLANNED

SOUTH RIDING T/C
 Triveni
Supermarkets

EAST GATE
MARKETPLACE
 Harris
Teeter

DULLES
INTERNATIONAL
- Served 29 Million Passengers in 2025
- 46 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

StoneSpring
Hospital Center
HCA Virginia Health System

SHOPS AT
ARCOLA
 TARGET

DULLES LANDING
 Michael's ULTA
 HomeGoods ROSS
DRESS FOR LESS
 PETSMART DICK'S
SPORTING GOODS
 TJ-MAXX DSW
 Walmart PAINTED TREE
BOUQUETS

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 SQUARE

EAST GATE
MARKETPLACE
 Harris Teeter

SOUTH RIDING T/C
 Triveni
Supermarket

0 0.25 0.5 MILES



SHEETZ

ARCOLA MILLS DR

DULLES RUN DR

ARCOLA LANDING DR



SHOPS AT ARCOLA



GROCERY ANCHOR
BLDG 100
30,012 SF

SHOPS
BLDG 200
8,410 SF

SHOPS
BLDG 400
6,402 SF

SHOPS
BLDG 500
9,984 SF

SHOPS
BLDG 700
9,614 SF

SHOPS
BLDG 1000
4,148 SF

OWINGS RUN DR

OWINGS RUN DR

DULLES W BLVD

SHOPS
BLDG 300
6,407 SF

SHOPS
BLDG 600
3,352 SF

SHOPS
BLDG 800
11,212 SF

DULLES LANDING

LEGEND

Not A Part of Project

Available

At Lease

Leased

SHOPS AT ARCOLA



LEGEND

Not A Part of Project Available At Lease Leased



SHOPS AT ARCOLA

	1 MILE	3 MILES	5 MILES
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

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%

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%

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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