

# POTOMAC RUN PLAZA

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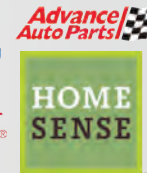


## FOR LEASE

## 6,650 SF & 45,210 SF AVAILABLE

Harry Byrd Hwy (RT.7) &  
Cascades Pkwy  
Sterling, VA 20164

### JOIN NATIONAL TENANTS:



CONTACT:

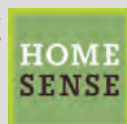
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# MARKET OVERVIEW

## PROPERTY HIGHLIGHTS

- Anchored by:         
- Centrally located in Sterling, VA directly on Route 7 (Harry Byrd Hwy) with Great visibility to Route 7 traffic
- Multiple full-movement access points into the project with ample surface parking
- High volume regional shopping center with over 360,000 SF of retail
- The dominant regional shopping destination in Sterling, VA.

## DEMOGRAPHICS

|                           | 1-mile    | 3-miles   | 5-miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Population</b>         | 12,917    | 94,189    | 195,148   |
| <b>Households</b>         | 4,385     | 32,466    | 71,459    |
| <b>Median HH Income</b>   | \$123,511 | \$154,720 | \$160,072 |
| <b>Daytime Population</b> | 14,551    | 60,762    | 160,716   |

## TRAFFIC COUNTS



**58,720 AADT**

Harry Byrd Highway

**22,039 AADT**

Cascades Pkwy

## 1 MILE SNAPSHOT



**12,917**

Population



**\$123,511**

Median Household  
Income



**\$565,547**

Owner Occupied  
Median Home Value



**47.2%**

People with a Bachelor's  
Degree or Higher



**1,192**

Total Businesses



**12,051**

Employees

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# SITE PLAN

|                                 |           |
|---------------------------------|-----------|
| 1. Mattress Firm                | 5,904 SF  |
| 2. Michaels                     | 35,333 SF |
| 3. Office Depot                 | 15,000 SF |
| 4. Dollar Tree                  | 13,000 SF |
| 5. Five Below                   | 9,698 SF  |
| 6. Sierra Trading Post          | 15,956 SF |
| 7. Ross Dress for Less          | 24,255 SF |
| 8. The Tile Shop                | 16,500 SF |
| 9. HomeSense                    | 33,000 SF |
| 10. Total Beverage              | 13,200 SF |
| 11. HomeGoods                   | 27,400 SF |
| 13. Bojangles                   | 2,880 SF  |
| 14. CareNow                     | 4,160 SF  |
| 15. Jiffy Lube                  | 2,000 SF  |
| 16. Studio Lofts                | 4,064 SF  |
| 17. Advance Auto Parts          | 15,000 SF |
| 18. PetSmart                    | 26,040 SF |
| 19. AVAILABLE                   | 6,650 SF  |
| 20. Five Guys Burgers and Fries | 2,980 SF  |
| 21. DomOishi                    | 7,000 SF  |
| 22. Miller's Ale House          | 7,716 SF  |
| 23. Panera Bread                | 4,076 SF  |
| 24. Sally Beauty                | 1,702 SF  |
| 25. AT LEASE                    | 5,931 SF  |
| 26. Regency Furniture           | 45,210 SF |
| 27. Navy Federal Credit Union   | 3,690 SF  |
| 28. First Watch                 | 6,480 SF  |
| 29. Wendy's                     | 3,285 SF  |
| 30. Truist Bank                 | 3,000 SF  |



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