

# POTOMAC RUN PLAZA



**FOR LEASE**

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**4,064 SF**  
-  
**6,480 SF**  
AT LEASE

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

**JOIN NATIONAL TENANTS:**



INTERESTED IN MORE INFORMATION?  
CONTACT:

ANDREW ROSE:  
arose@nextrealtymidatlantic.com  
703.442.8837

GRAY MCGREGOR:  
gmcgregor@nextrealtymidatlantic.com  
703.442.8834

# MARKET OVERVIEW

## PROPERTY HIGHLIGHTS

- High volume regional shopping center with over 360,000 SF of retail
- Centrally located in Sterling, VA directly on Route 7 (Harry Byrd Hwy) with Great visibility to Route 7 traffic

## 1 MILE SNAPSHOT

 **9,692**  
*Population*

 **\$103,804**  
*Median Household Income*

 **\$554,069**  
*Owner Occupied Median Home Value*

 **51.2%**  
*People with a Bachelor Degree or Higher*

 **1,109**  
*Total Businesses*

 **10,850**  
*Employees*

## DEMOGRAPHICS\*

|                           | 1-mile    | 3-miles   | 5-miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Population</b>         | 9,692     | 94,729    | 198,526   |
| <b>Households</b>         | 3,396     | 31,901    | 68,341    |
| <b>Median HH Income</b>   | \$103,804 | \$129,317 | \$132,556 |
| <b>Daytime Population</b> | 13,417    | 62,978    | 172,335   |

\*Demographics are 2022 Estimates © 2023 SITES USA, Inc.

## TRAFFIC COUNTS



**58,576 AADT**  
*Harry Byrd Highway*

**24,225 AADT**  
*Cascades Pkwy*

2022 Traffic Counts

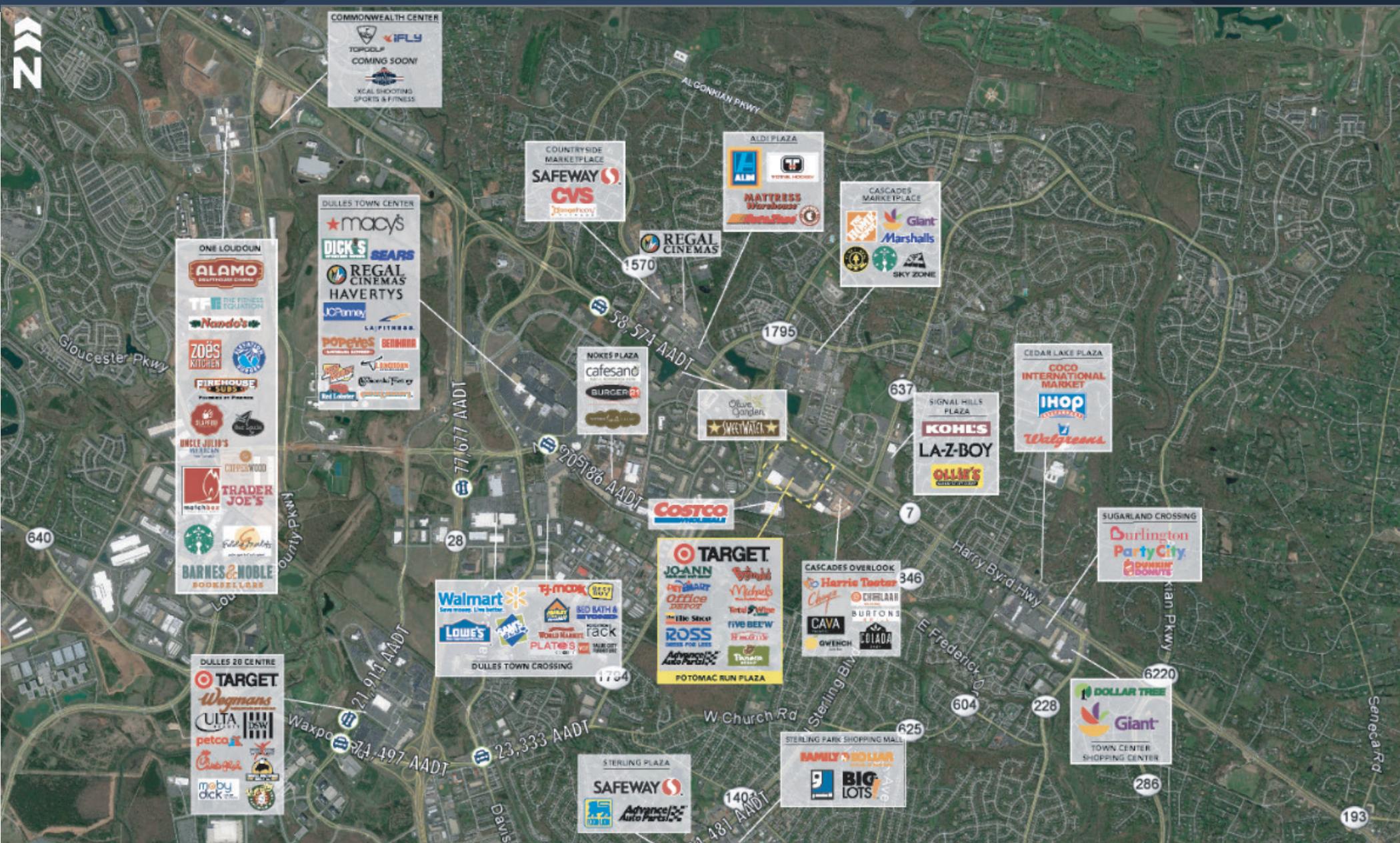
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# THE TRADE AREA



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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. AVAILABLE                      | 4,064 SF  |
| 17. Advance Auto Parts             | 15,000 SF |
| 18. PetSmart                       | 26,040 SF |
| 19. DashMart                       | 6,650 SF  |
| 20. Five Guys Burgers<br>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. Tamarind Indian Cuisine        | 5,931 SF  |
| 26. Regency Furniture              | 45,210 SF |
| 27. Navy Federal Credit<br>Union   | 3,690 SF  |
| 28. AT LEASE                       | 6,480 SF  |
| 29. Wendy's                        | 3,285 SF  |
| 30. Truist Bank                    | 3,000 SF  |



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