



STONEBRIDGE

POTOMAC TOWN CENTER
WOODBIDGE, VA

MSC + KIMCOTM
REALTY

STONE BRIDGE

POTOMAC TOWN CENTER

Woodbridge, VA

High-end, mixed-use, grocery-anchored lifestyle center in the heart of Prince William County, Virginia, one of the highest growth counties in the US



Uniquely positioned at a full interchange of Route 95, providing unmatched accessibility both regionally and locally



Rare combination of affluence and density; over 200,000 people live in a 15 minute drive-time with an average household income over \$145,000



3rd most visited shopping center in the entire state of Virginia with over 6.4 million annual visits

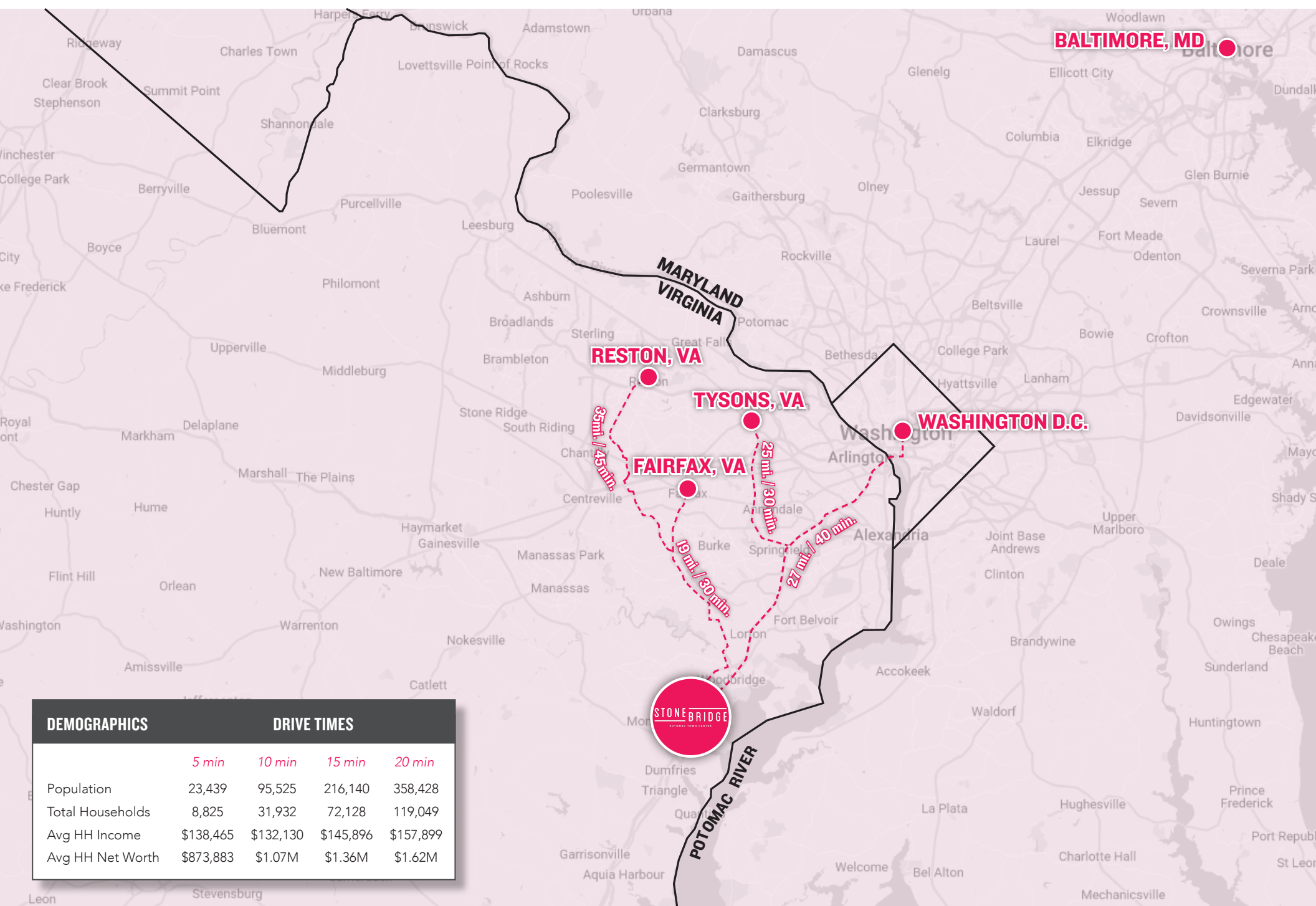


Premier collection of high-end lifestyle brands not found anywhere else in Prince William County provides a unique shopping, dining and entertainment destination

REGIONAL SHOPPING MEETS
HIGH-VOLUME DAILY NEEDS TRAFFIC



UNIQUE AND DISTINCT TRADE AREA IN THE REGION - WOODBRIDGE, VA



DEMOGRAPHICS	DRIVE TIMES			
	5 min	10 min	15 min	20 min
Population	23,439	95,525	216,140	358,428
Total Households	8,825	31,932	72,128	119,049
Avg HH Income	\$138,465	\$132,130	\$145,896	\$157,899
Avg HH Net Worth	\$873,883	\$1.07M	\$1.36M	\$1.62M

LEASING PLAN

	TENANT	SF
1	REI	25,218
2	Carhartt	4,408
3	Aroma Latin Fusion	2,397
4	Dok Khao Thai Eatery	2,510
5	Alamo Drafthouse Cinema	40,980
5a	Campbell's Frozen Custards	714
6	Firebirds Wood Fired Grill	6,596
7	Soma Intimates	2,456
8	Amazing Lash Studio	2,305
9	Apple	8,017

	TENANT	SF
10	Starbucks	1,635
11	European Wax Center	1,802
12	AVAILABLE	593
13	Potbelly Sandwich Shop	2,125
14	White House Black Market	2,936
15	Barnes & Noble	11,223
16	LOFT	5,946
17	Warby Parker	2,163
17a	Bath & Body Works	3,132
18	Ulta	11,609
19	AT LEASE	1,524
20	AT LEASE - Hammer & Nails	1,525
21	The UPS Store	1,629
22	Uncle Julio's	10,820
23	Brix Wood Fired Pizza	3,994

	TENANT	SF
24	VIO MedSpa	2,470
25	BBQ Chicken & Beer	2,220
26	Crumbl Cookies	1,738
27	GoWell Urgent Care	3,299
28	AT&T	3,611
29	PNC Bank	3,750
30	Wegmans	138,500
31	AVAILABLE	2,867
32	Orthopedic Laser Center	2,145
33	Cava	2,757
34	Visual Health Doctors	1,725
35	Bubbles Salon	1,602
36	Diamond Lotus Nail Spa	1,255
37	Sushi Jin	1,255
38	Muse Paintbar	2,399

	TENANT	SF
39	Heartland Dental	2,725
40	Quinn's Goldsmith	2,594
41-42	Coopers Hawk Winery & Restaurant	12,157
43	Bar Louie	6,768
44	Athleta	3,561
45	DSW Shoe Warehouse	17,688
46	AVAILABLE	5,561
47	Chico's	3,631
48	Nando's Peri-Peri	3,163
49	Navy Federal Credit Union	3,807
50	Betty's Cake	942
51	Chrysell Fine Jewelry & Diamonds	991
52	Xfinity	3,500
53	Sleep Number	3,354
54	The Good Feet Store	1,867

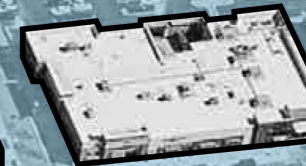
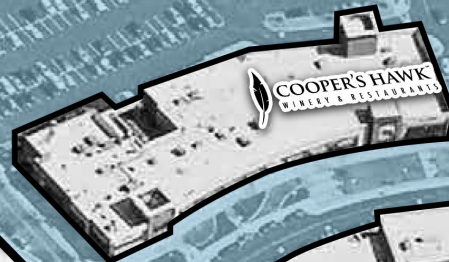
	TENANT	SF
55	AVAILABLE	2,269
56	Not Your Average Joe's	7,144
57	Firepan Korean BBQ	6,988
58	Burgerfi	2,693
59	AVAILABLE	4,258
60	AVAILABLE	3,201
61	Old Navy	15,026
62	La-Z-Boy	18,406
63	Onelife Fitness	42,401
k64	South Block - COMING SOON	1,600
k65	AVAILABLE	1,800
k66	Honeygrow - COMING SOON	2,386
k67	AVAILABLE	2,802
k68	AVAILABLE	1,467
k69	AT LEASE - Sweetgreen	3,700



STONE BRIDGE

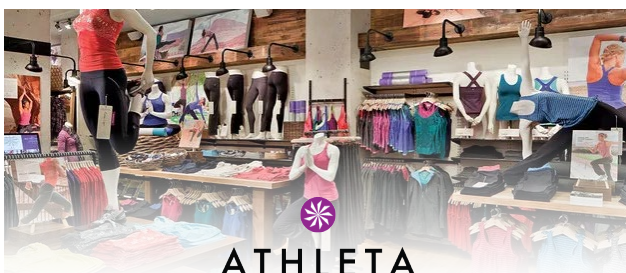
POTOMAC TOWN CENTER

WOODBRIIDGE, VA



THE REGION'S BEST AND MOST UNIQUE MERCHANDISING

INCOMPARABLE COLLECTION OF RELEVANT BRANDS



STONE BRIDGE

POTOMAC TOWN CENTER

MSC

For more information:

Brittany Goldberg | Executive Vice President
bgoldberg@hellomsc.com | 215.883.7405

Douglas Green | Managing Principal
dgreen@hellomsc.com | 215.883.7400

Owned & Managed By:



Mark Curcio | Director of Real Estate
mcurcio@kimcorealty.com
484.417.7017