



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

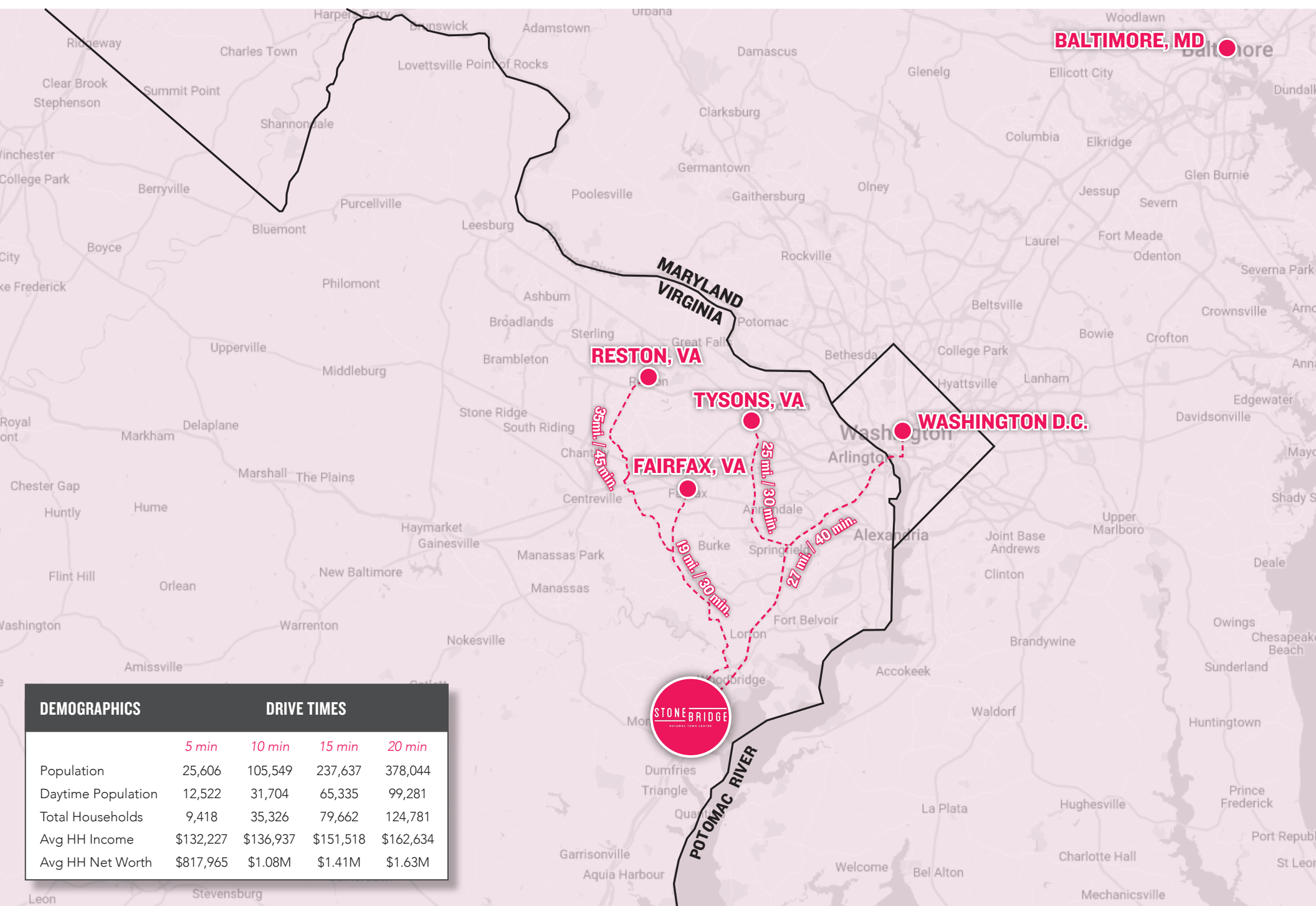


Premier collection of high-end lifestyle brands not found anywhere else in Prince William County provides a unique shopping, dining and entertainment destination

REGIONAL SHOPPING MEETS
HIGH-VOLUME DAILY NEEDS TRAFFIC



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



DEMOGRAPHICS

	5 min	10 min	15 min	20 min
Population	25,606	105,549	237,637	378,044
Daytime Population	12,522	31,704	65,335	99,281
Total Households	9,418	35,326	79,662	124,781
Avg HH Income	\$132,227	\$136,937	\$151,518	\$162,634
Avg HH Net Worth	\$817,965	\$1.08M	\$1.41M	\$1.63M

DRIVE TIMES

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
10	Starbucks	1,635

TENANT	SF
11 European Wax Center	1,802
12 Kilwin's - COMING SOON	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 Lovesac	1,524
20 Hammer & Nails	1,525
21 The UPS Store	1,629
22 Uncle Julio's	10,820
23 Brixx Wood Fired Pizza	3,994
24 VIO MedSpa	2,470

TENANT	SF
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	2,800
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
39 Heartland Dental	2,725

TENANT	SF
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 lululemon - COMING SOON	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 Chrysella Fine Jewelry & Diamonds	991
52 Xfinity	3,500
53 Sleep Number	3,354
54 The Good Feet Store	1,867
55 Bebop Korean-Mexican Grill	2,269

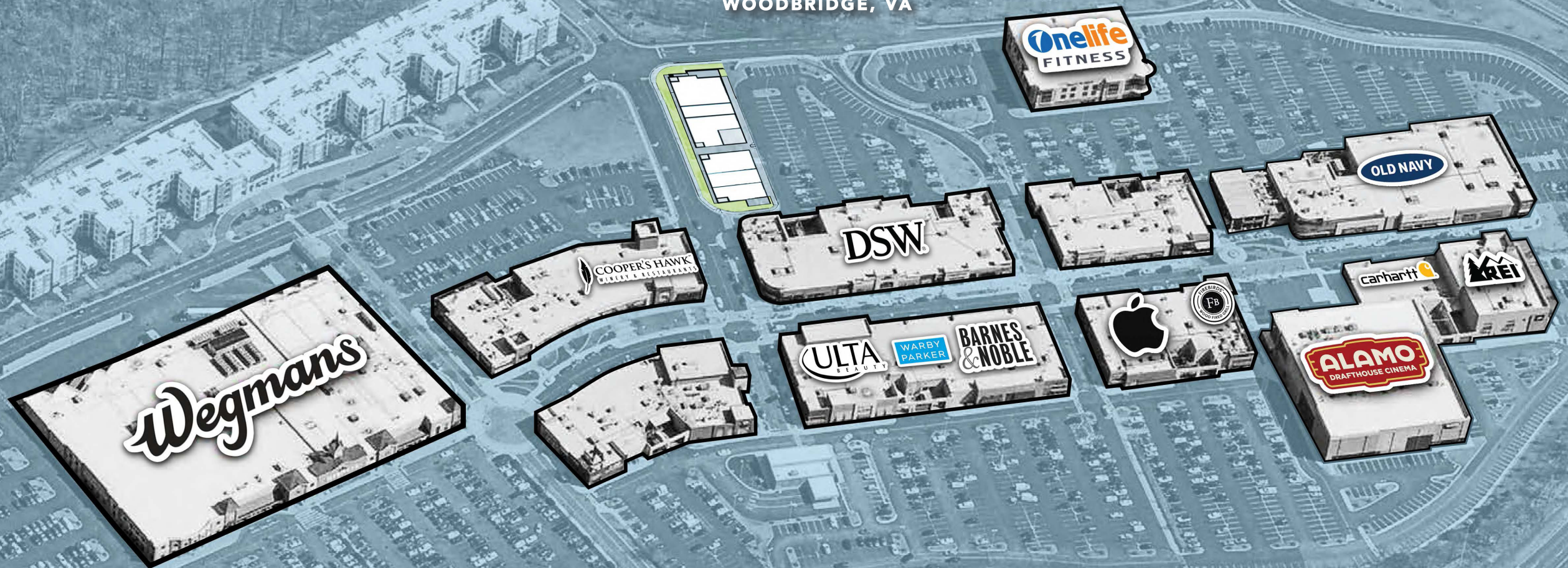
TENANT	SF
56 AVAILABLE	7,144
57 Firepan Korean BBQ	6,988
58 Burgerfi	2,693
59 GameOn bar + arcade	4,258
60 AT LEASE	3,201
61 Old Navy	15,026
62 La-Z-Boy	18,406
63 Onelife Fitness	42,401
k64 South Block - COMING SOON	1,600
k65 Flavor Hive - COMING SOON	1,800
k66 Honeygrow - COMING SOON	2,386
k67 AVAILABLE	2,400
k68 AVAILABLE	2,800
k69 AVAILABLE	2,652



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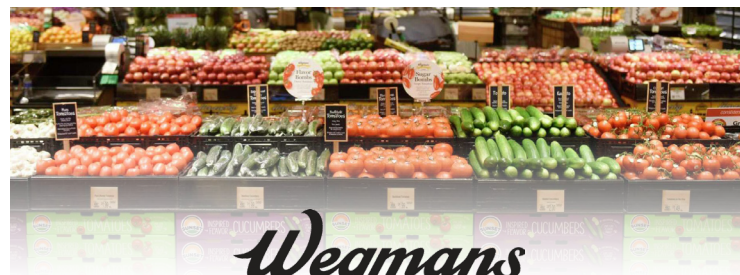
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WOODBIDGE, VA



THE REGION'S BEST AND MOST UNIQUE MERCHANDISING

INCOMPARABLE COLLECTION OF RELEVANT BRANDS



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POTOMAC TOWN CENTER

MSC

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