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FOR A REAL TASTE OF IRELAND



REGAL CENTER

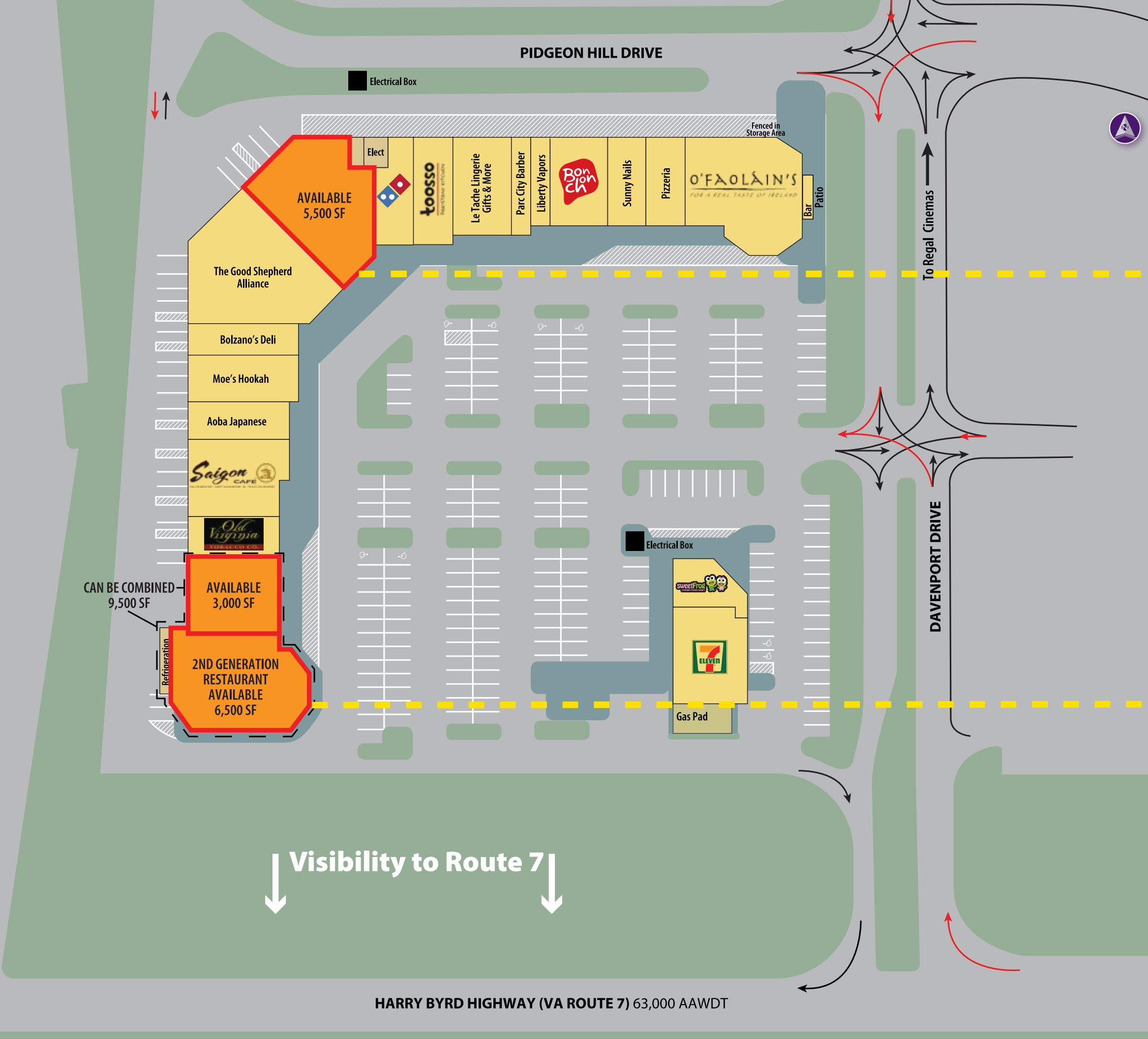
20921 DAVENPORT DR | STERLING, VA 20165



**3,000 - 5,500 SF RETAIL SPACE AVAILABLE &
6,500 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE IN
STERLING, VA**

Another property
brought to you by



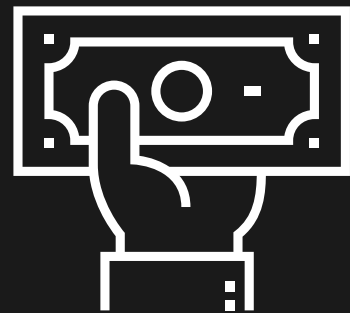




DEMOGRAPHICS



POPULATION
13,036
within 1 mile



AVERAGE HH INCOME
\$145,396
within 1 mile



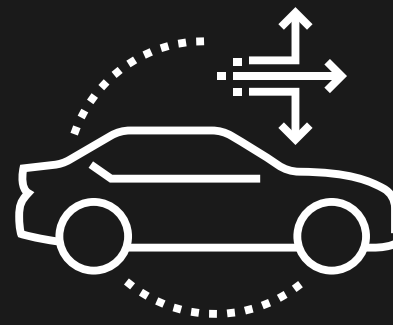
HOUSEHOLDS
4,991
within 1 mile



DAYTIME POPULATION
20,870
within 1 mile



BUSINESSES
924
within 1 mile



CARS PER DAY
63,000
Harry Byrd Hwy. Rt 7



COLLEGE DEGREE
63.6%
within 1 mile



BLUE COLLAR
10%
within 1 mile



WHITE COLLAR
72.8%
within 1 mile

**REGAL
CENTER**
STERLING, VA



Enterprising Professionals

Residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.



Savvy Suburbanities

Residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.83.
- 91% owner occupied; 71% mortgaged (Index 156).
- Primarily single-family homes, with a median value of \$311,000 (Index 175).
- Low vacancy rate at 4.5%.



Boomburbs

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 221); average household size is 3.22.
- Home ownership is 84% (Index 133), with the highest rate of mortgages, 78% (Index 173).
- Primarily single-family homes, in new neighborhoods, 72% built since 2000 (Index 521).
- Median home value is \$293,000 (Index 165).



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