

SQUARE 95

14041 WORTH AVE. WOODBRIDGE, VIRGINIA

AVAILABLE SPACE
78,925SF



Owned By:

Alliance | HSP

Leased By:

HR
RETAIL
CHAIN LINKS
REAL ESTATE

FACTS

POPULATION

226,436
PEOPLE IN 5 MILES

448,262
PEOPLE IN 10 MILES

DAYTIME POPULATION

64,501
EMPLOYEES IN 5 MILES

119,565
EMPLOYEES IN 10 MILES

MEDIAN HH INCOME

\$93,254
INCOME IN 5 MILES

\$105,766
INCOME IN 10 MILES

HOUSEHOLDS

72,941
HOUSEHOLDS IN 5 MILES

144,591
HOUSEHOLDS IN 10 MILES



SQUARE95
AVAILABLE SPACE
78,925SF



POTOMAC MILLS MALL
225 STORES
GLA: 1,498,000 SF
ANNUAL VISITORS: 12M



MARKET AERIAL

SQ95



SMOKETOWN STATION

- BLOCK 1: **PETSMART**
- BLOCK 2: **LA FITNESS**, **DICK'S SPORTING GOODS**
- BLOCK 3: **HOBBY LOBBY** (Super Savings, Super Selection!)
- BLOCK 4: **2ND & CHARLES**
- BLOCK 5: **BEST BUY**

SMOKETOWN PLAZA

- LOWE'S**
- ALDI**

FOULGER SQUARE

- KOHL'S**
- GLOBAL**

PARKWAY CROSSING WEST

- TARGET**
- VCF** VALUE CITY FURNITURE

GORDON PLAZA

- ALDI**

STATION PLAZA

- FOOD LION**

PARKWAY CROSSING EAST

- BED BATH & BEYOND**
- Michael's**
- Office DEPOT**
- BABIES R US**
- Thomasville**

PRINCE WILLIAM COMMONS

- BJS**
- XSPORT FITNESS**

Walmart

SAM'S CLUB

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FLOOR DECOR &

MARUMSCO PLAZA

- TOD'S**
- BIG LOTS!**
- Walgreens**

POTOMAC MILLS MALL

- JCPenney**
- NORDSTROM**
- rack**
- and That!**
- MODELL'S SPORTING GOODS**
- last call**
- COSTCO WHOLESALE**
- ama THEATRES**
- Marshalls**
- Burlington sears**
- OFF 5TH**
- OLD NAVY**
- TJ-maxx**
- H.M**
- OFF BROADWAY SHOES**
- blamingdales**
- buy buy BABY**

CENTER PLAZA

- Giant**

FORESTDALE PLAZA

- WORLD GYM**

CHESHIRE STATION

- petco**
- SAFeway**

IKEA

Toys R US

LYNWOOD PLAZA

- planet fitness**

PRINCE WILLIAM SQUARE

- MOM'S Organic Market**
- ASHLEY FURNITURE**
- ROSS** fabric and craft stores
- DRESS FOR LESS**

POTOMAC FESTIVAL

- STAPLES**
- Everest COLLEGE**

FEATHERSTONE SQUARE

- FOOD LION**
- Gabes**

at home The Home Decor Superstore

STONEBRIDGE AT POTOMAC T/C

- Wegmans**
- KREI**
- Apple**
- OLD NAVY**
- sport&health**
- UNCLE JULIO'S THE MEXICAN FOOD**
- Nando's Peri-Peri**
- DSW**
- ULTA**
- PF CHANGS**

MARKET AT OPITZ CROSSING

- PRICE RITE**



CLOSE IN AERIAL

SQ95



SMOKETOWN STATION
66 STORES
GLA : 494,506 SF

BLOCK 3
HOBBY LOBBY
BLOCK 4
PND
BLOCK 5
BEST BUY

SQUARE 95

POTOMAC MILLS MALL
225 STORES
GLA : 1,498,000 SF

PRINCE WILLIAM SQUARE
MOM
ASHLEY FURNITURE
JO-ANN
ROSS
fabric and craft stores
DRESS FOR LESS
37 STORES
GLA : 71,658 SF



DEVELOPMENTS



SQUARE95

- **RETAILERS**
FLOOR & DECOR, GANDER MOUNTAIN.
- **GLA: 155,309SF**

POTOMAC MILLS MALL

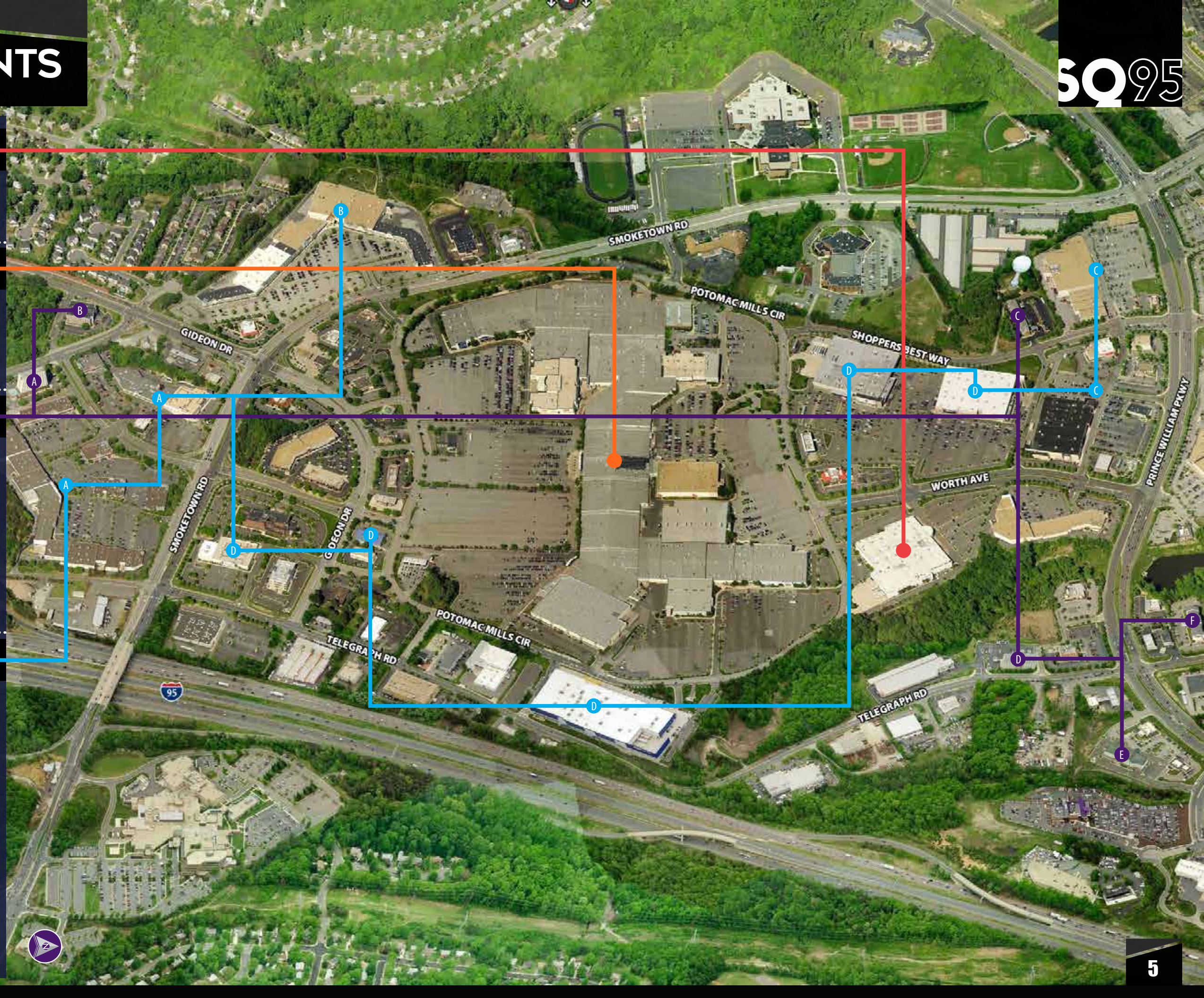
- **MAJOR RETAILERS**
BLOOMINGDALE'S, JCPENNEY, LAST CALL BY NEIMAN MARCUS, NORDSTROM RACK, SAKS FIFTH AVENUE OFF 5TH
- **GLA: 1,498,000SF**

HOTELS

- **BEST WESTERN**
172 ROOMS
- **COMFORT SUITES**
85 ROOMS
- **SLEEP INN**
61 ROOMS
- **HOLIDAY INN EXPRESS**
84 ROOMS
- **COUNTRY INN & SUITES**
100 ROOMS
- **FAIRFIELD INN & SUITES**
53 ROOMS - 16 SUITES

RETAIL CENTERS

- **POTOMAC FESTIVAL I & II**
STAPLES, DAVID'S BRIDAL
- **PRINCE WILLIAM SQ**
ASHLEY FURNITURE, HARBOR FREIGHT TOOLS, JO-ANN FABRICS
- **SMOKETOWN STATION**
2ND & CHARLES, BEST BUY, ULTA BEAUTY, DICK'S SPORTING GOODS, PETSMART, SEARS HOME APPLIANCE
- **FREESTANDING**
TOYS "R" US, WALMART, SAM'S CLUB, IKEA, PIER 1 IMPORTS



SITE PLAN

5Q95

EXHIBIT A

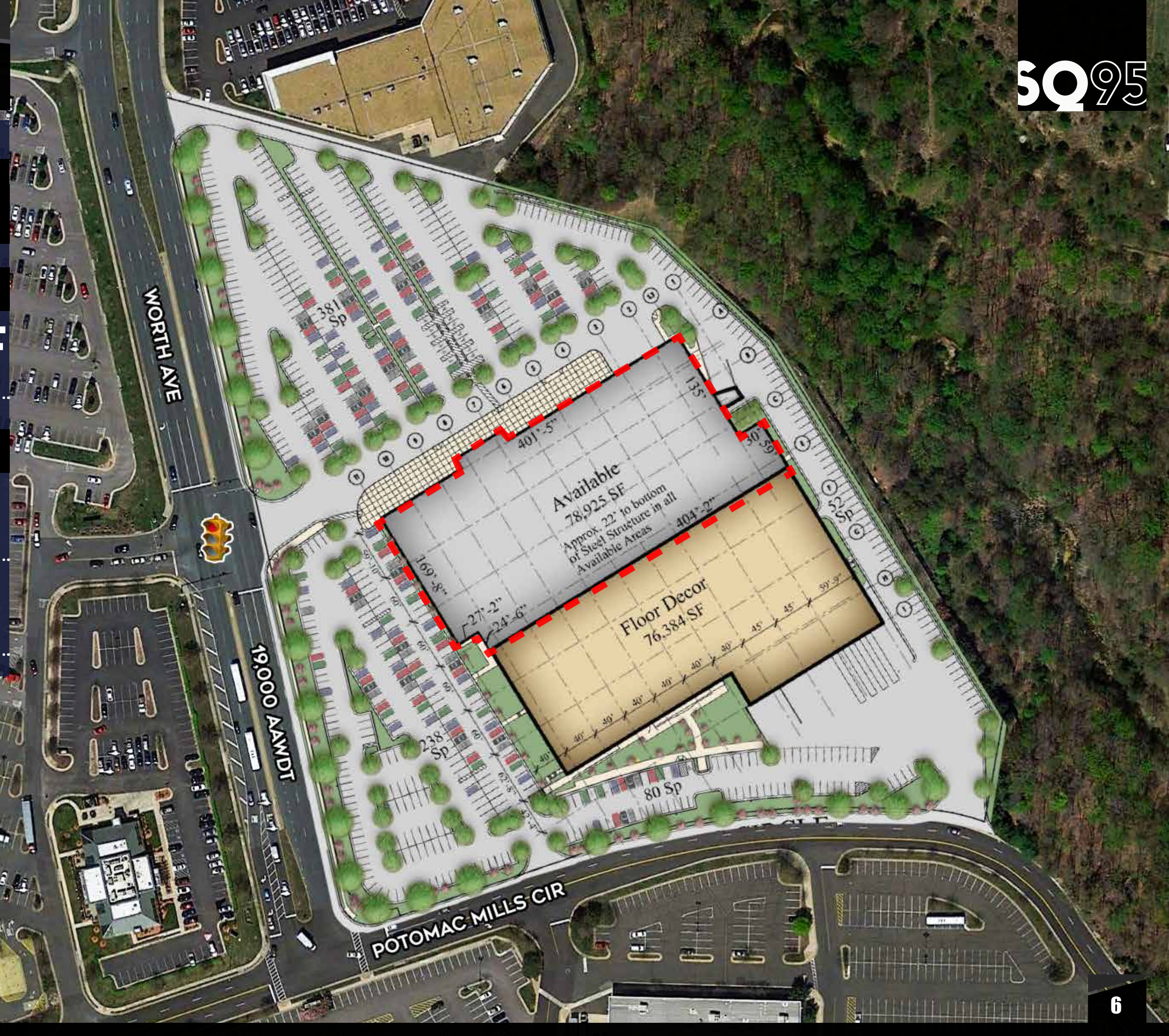
AVAILABLE SPACE

 **78,925 SF**
DIVISIBLE

PARKING SUMMARY

 **751 SP**
 **PARKING PROVIDED**

 **4.8/1000 SF**
RATIO PROVIDED



SITE PLAN

5Q95

EXHIBIT B

AVAILABLE SPACES



40,000SF

SPACE 01

21,600SF

SPACE 02

16,192SF

SPACE 03



PHOTOS

POTOMAC MILLS MALL
225 STORES
GLA: 1,498,000 SF

AVAILABLE SPACE
78,925SF
DIVISIBLE

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AVAILABLE SPACE
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PHOTOS

AVAILABLE SPACE

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PHOTOS

AVAILABLE SPACE

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DEMOGRAPHICS



2000 - 2010 Census, 2015 Estimates with 2020 Projections
 Calculated using Proportional Block Groups
 Lat/Lon: 38.6476/-77.2932

14041 Worth Ave		3 mile radius	5 mile radius	10 mile radius
Population	2015 Estimated Population	122,651	226,436	448,262
	2020 Projected Population	137,066	252,270	490,458
	2010 Census Population	108,772	203,055	409,986
	2000 Census Population	91,910	162,764	345,385
	Projected Annual Growth 2015 to 2020	2.4%	2.3%	1.9%
	Historical Annual Growth 2000 to 2015	2.2%	2.6%	2.0%
Households	2015 Estimated Households	39,534	72,941	144,591
	2020 Projected Households	43,172	79,419	154,564
	2010 Census Households	36,156	67,314	136,378
	2000 Census Households	31,556	54,947	114,578
	Projected Annual Growth 2015 to 2020	1.8%	1.8%	1.4%
	Historical Annual Growth 2000 to 2015	1.7%	2.2%	1.7%
Age	2015 Est. Population Under 10 Years	15.5%	15.3%	14.6%
	2015 Est. Population 10 to 19 Years	14.1%	14.5%	14.8%
	2015 Est. Population 20 to 29 Years	15.1%	14.0%	12.8%
	2015 Est. Population 30 to 44 Years	22.6%	22.3%	21.0%
	2015 Est. Population 45 to 59 Years	19.9%	21.0%	22.1%
	2015 Est. Population 60 to 74 Years	9.7%	10.1%	11.4%
	2015 Est. Population 75 Years or Over	3.2%	2.9%	3.4%
	2015 Est. Median Age	33.0	33.8	35.8
Marital Status & Sex	2015 Est. Male Population	49.7%	49.2%	49.2%
	2015 Est. Female Population	50.3%	50.8%	50.8%
	2015 Est. Never Married	33.4%	31.3%	29.6%
	2015 Est. Now Married	45.0%	49.1%	52.4%
	2015 Est. Separated or Divorced	17.9%	16.1%	14.3%
	2015 Est. Widowed	3.8%	3.5%	3.7%
Income	2015 Est. HH Income \$200,000 or More	7.0%	9.9%	14.5%
	2015 Est. HH Income \$150,000 to \$199,999	10.3%	12.5%	14.0%
	2015 Est. HH Income \$100,000 to \$149,999	19.1%	21.0%	21.4%
	2015 Est. HH Income \$75,000 to \$99,999	15.1%	15.1%	13.8%
	2015 Est. HH Income \$50,000 to \$74,999	20.8%	18.2%	15.6%
	2015 Est. HH Income \$35,000 to \$49,999	11.4%	9.3%	8.1%
	2015 Est. HH Income \$25,000 to \$34,999	6.5%	5.5%	4.9%
	2015 Est. HH Income \$15,000 to \$24,999	4.6%	4.1%	3.5%
	2015 Est. HH Income Under \$15,000	5.2%	4.5%	4.1%
	2015 Est. Average Household Income	\$94,958	\$106,959	\$121,473
	2015 Est. Median Household Income	\$82,576	\$93,254	\$105,766
	2015 Est. Per Capita Income	\$30,625	\$34,466	\$39,268
	2015 Est. Total Businesses	4,090	5,756	11,057
2015 Est. Total Employees	43,626	64,501	119,565	

14041 Worth Ave		3 mile radius	5 mile radius	10 mile radius
Race	2015 Est. White	45.4%	47.8%	54.4%
	2015 Est. Black	26.6%	27.5%	22.2%
	2015 Est. Asian or Pacific Islander	7.9%	8.4%	10.8%
	2015 Est. American Indian or Alaska Native	0.8%	0.7%	0.5%
	2015 Est. Other Races	19.3%	15.7%	12.1%
	Hispanic	2015 Est. Hispanic Population	37,159	54,235
Education (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	98,124	181,404	367,611
	2015 Est. Elementary (Grade Level 0 to 8)	11.4%	8.4%	6.1%
	2015 Est. Some High School (Grade Level 9 to 11)	12.6%	10.7%	7.9%
	2015 Est. High School Graduate	19.1%	17.2%	14.8%
	2015 Est. Some College	18.7%	18.1%	16.1%
	2015 Est. Associate Degree Only	5.4%	5.7%	5.7%
	2015 Est. Bachelor Degree Only	14.3%	16.8%	19.4%
	2015 Est. Graduate Degree	18.6%	23.2%	30.1%
Housing	2015 Est. Total Housing Units	40,548	74,662	147,658
	2015 Est. Owner-Occupied	63.7%	69.4%	72.3%
	2015 Est. Renter-Occupied	33.8%	28.3%	25.6%
	2015 Est. Vacant Housing	2.5%	2.3%	2.1%
Homes Built By Year	2010 Homes Built 2005 or later	7.9%	9.7%	9.1%
	2010 Homes Built 2000 to 2004	8.3%	11.0%	10.6%
	2010 Homes Built 1990 to 1999	16.0%	17.6%	16.8%
	2010 Homes Built 1980 to 1989	20.0%	22.2%	24.2%
	2010 Homes Built 1970 to 1979	20.6%	18.1%	18.7%
	2010 Homes Built 1960 to 1969	15.4%	11.1%	9.6%
	2010 Homes Built 1950 to 1959	6.5%	5.3%	5.4%
	2010 Homes Built Before 1949	5.2%	4.9%	5.5%
Home Values	2010 Home Value \$1,000,000 or More	0.7%	1.0%	2.1%
	2010 Home Value \$500,000 to \$999,999	9.3%	13.2%	24.4%
	2010 Home Value \$400,000 to \$499,999	10.2%	14.0%	15.4%
	2010 Home Value \$300,000 to \$399,999	28.2%	27.8%	22.9%
	2010 Home Value \$200,000 to \$299,999	30.3%	25.8%	19.7%
	2010 Home Value \$150,000 to \$199,999	10.3%	9.1%	6.8%
	2010 Home Value \$100,000 to \$149,999	6.0%	4.8%	4.1%
	2010 Home Value \$50,000 to \$99,999	2.3%	2.1%	2.2%
	2010 Home Value \$25,000 to \$49,999	1.0%	0.9%	1.0%
	2010 Home Value Under \$25,000	1.7%	1.3%	1.3%
	2010 Median Home Value	\$302,203	\$331,088	\$398,760
	2010 Median Rent	\$1,189	\$1,253	\$1,380

14041 Worth Ave		3 mile radius	5 mile radius	10 mile radius
Labor Force	2015 Est. Labor Population Age 16 Years or Over	93,016	171,554	341,995
	2015 Est. Civilian Employed	71.0%	70.3%	68.2%
	2015 Est. Civilian Unemployed	3.5%	3.5%	3.1%
	2015 Est. in Armed Forces	1.3%	1.5%	2.8%
	2015 Est. not in Labor Force	24.1%	24.7%	25.9%
	2015 Labor Force Males	50.9%	51.5%	51.3%
2015 Labor Force Females	48.1%	48.1%	50.9%	
Occupation	2010 Occupation: Population Age 16 Years or Over	54,978	103,138	204,611
	2010 Mgmt, Business, & Financial Operations	15.8%	18.1%	20.4%
	2010 Professional, Related	20.9%	23.0%	25.9%
	2010 Service	18.5%	16.6%	15.3%
	2010 Sales, Office	24.5%	24.9%	23.5%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	11.0%	9.3%	7.8%
	2010 Production, Transport, Material Moving	9.1%	7.9%	6.9%
	2010 White Collar Workers	61.2%	66.0%	69.8%
	2010 Blue Collar Workers	38.8%	34.0%	30.2%
Transportation To Work	2010 Drive to Work Alone	71.5%	71.4%	72.2%
	2010 Drive to Work in Carpool	16.5%	16.0%	14.0%
	2010 Travel to Work by Public Transportation	6.0%	6.5%	6.7%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.2%
	2010 Walk or Bicycle to Work	1.4%	1.5%	2.2%
	2010 Other Means	1.2%	0.9%	0.8%
2010 Work at Home	3.2%	3.6%	4.0%	
Travel Time	2010 Travel to Work in 14 Minutes or Less	13.7%	12.1%	13.0%
	2010 Travel to Work in 15 to 29 Minutes	22.2%	21.8%	23.7%
	2010 Travel to Work in 30 to 59 Minutes	42.3%	41.6%	42.1%
	2010 Travel to Work in 60 Minutes or More	21.8%	24.6%	21.3%
2010 Average Travel Time to Work	35.9	38.4	36.3	
Consumer Expenditure	2015 Est. Total Household Expenditure	\$2.69 B	\$5.40 B	\$11.7 B
	2015 Est. Apparel	\$95.3 M	\$192 M	\$416 M
	2015 Est. Contributions, Gifts	\$194 M	\$407 M	\$928 M
	2015 Est. Education, Reading	\$113 M	\$236 M	\$535 M
	2015 Est. Entertainment	\$152 M	\$307 M	\$668 M
	2015 Est. Food, Beverages, Tobacco	\$404 M	\$800 M	\$1.71 B
	2015 Est. Furnishings, Equipment	\$94.8 M	\$193 M	\$422 M
	2015 Est. Health Care, Insurance	\$226 M	\$447 M	\$955 M
	2015 Est. Household Operations, Shelter, Utilities	\$831 M	\$1.67 B	\$3.61 B
	2015 Est. Miscellaneous Expenses	\$38.7 M	\$76.6 M	\$164 M
	2015 Est. Personal Care	\$34.8 M	\$69.7 M	\$150 M
	2015 Est. Transportation	\$506 M	\$1.00 B	\$2.14 B

SQUARE 95

14041 WORTH AVE. WOODBRIDGE, VIRGINIA



Alliance | HSP



FOR RETAIL LEASING INFORMATION, PLEASE CONTACT:

RAY R. SCHUPP
240.482.3611 | RSCHUPP@HRRETAIL.COM
DAVID A. WARD
240.482.3617 | DWARD@HRRETAIL.COM

H&R RETAIL, INC. ■ WASHINGTON, DC
7201 WISCONSIN AVENUE
SUITE 600
BETHESDA, MD 20814
TELEPHONE: 301.656.3030

061217