

Marketplace at Potomac Station

Route 7 and Route 15, Leesburg, VA



MARKETPLACE AT POTOMAC STATION SITE PLAN

NO	RETAILER	SF
05	F45 Training	2,457
10	Kids United	2,250
15	Leesburg Cosmetic Dentistry	1,793
20	Vivo Infusion	1,510
30	Potomac Station Cleaners	1,500
40	Subway	1,500
50	Divine Nail Spa	1,391
70	Manhattan Pizza	1,521
80	Tiger Den	4,588
90	Giant Foods	56,292
100	Palm Beach Tan	3,600
110	HotWorx	2,135
115	Club Pilates	2,230
120	Swim Kids Swim School	5,476
130	Gideon Learning Center	1,200
140	The UPS Store	1,398
150	James Cafe	1,200
160	Moe's Southwest Grill	2,713
170	Patient First	N/A
180	First Watch	5,552
190	Arby's	N/A
200	Future Café	N/A
210	Available	2,441
215	Available	1,936
220	Music & Arts	2,100
230	MyEyeDr.	1,600
250	Best Buy	30,038

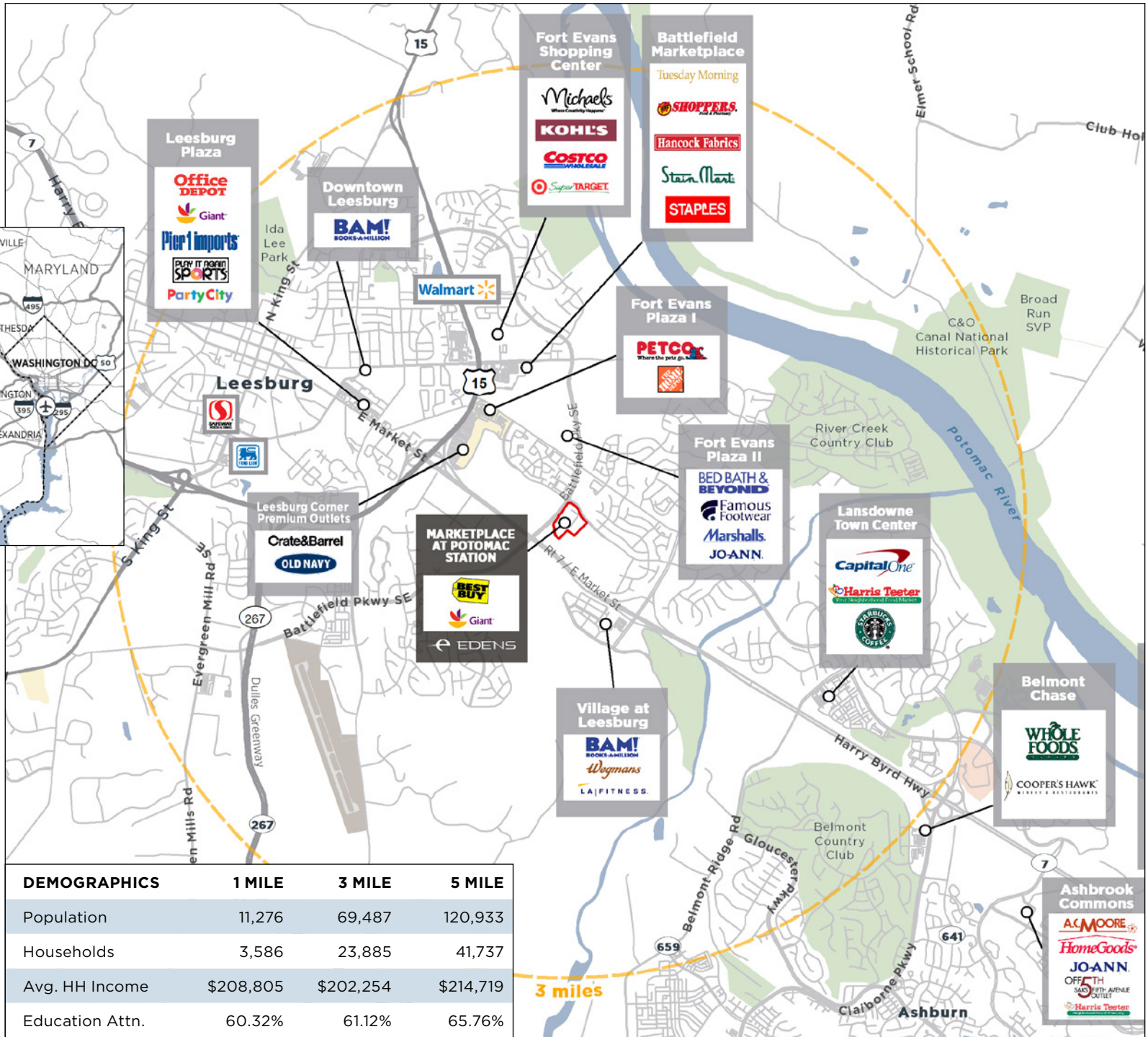
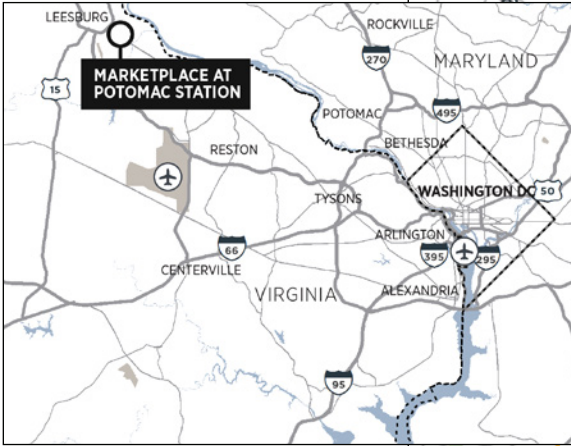


MARKETPLACE
AT POTOMAC
STATION

**CENTER
PHOTOS**



MARKETPLACE
AT POTOMAC
STATION
TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,276	69,487	120,933
Households	3,586	23,885	41,737
Avg. HH Income	\$208,805	\$202,254	\$214,719
Education Attn.	60.32%	61.12%	65.76%