

BUILD TO SUIT / FOR SALE

POTOMAC
SHORES



TOWN CENTER

POTOMAC SHORES
VA 22026

NAI klnb

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Tysons, VA 22182
703 268 2700
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PROPERTY HIGHLIGHTS

POTOMAC SHORES

POTOMAC SHORES is the perfect place to locate and grow your company.

With close to 2,000 acres of rugged beauty, Potomac Shores is a mixed-use development located along the banks of the Potomac River. Situated just 24.6 miles south of Washington DC, this community will serve as a vibrant world-class destination with a far-reaching impact on Prince William County's future.

Potomac Shores offers a variety of options to accommodate your office needs. Ownership will consider build to suite or a land sale. Concept plans accommodate users from 10,000 to 100,000 square feet.

As one of the biggest development efforts in Virginia, this community will host spectacular amenities and beautiful residences. At completion, this transformative project will include nearly 4,000 homes, up to 1 million square feet of commercial space, over 2 miles of waterfront, a hotel, K-12 schools and a VRE train station connecting to DC in under an hour (40 min. to Alexandria, 55 min. to Union Station).

MASTER DEVELOPER

Biddle Real Estate Ventures is a fully integrated real estate development company focused on mixed-use developments, with a particular specialty in navigating the land use regulatory process. The firm, and its affiliates, currently manages development projects in the Mid-Atlantic region and in the New York Tri-State Area. The BREV Senior Management Team has been crafting and executing the development strategy at Potomac Shores since 2011.







Convenient access to I-95 and Route 1



VRE - Potomac Shores Station

on-site



Potomac Shores Golf Club

on-site



Potomac River

1 mile



Quantico Marine Corps Base

10.7 miles



Potomac Mills Mall

8.2 miles

OFFICE OPPORTUNITIES:

- Phenomenal visibility within highly anticipated new development has over 2,400 homes sold w/ 2,300 homes occupied.
- Flagship opportunity along I-95 corridor
- Distinguished real estate unlike any other new community in Northern Virginia
- Future VRE stop (Potomac Shores Station)
- Large office footprints that can accommodate any size user
- Build to Suit Opportunities
- Abundant parking
- Walking distance to riverfront restaurants and retail shops

POTOMAC SHORES... TODAY

Named the 2016 Community of the Year, this award-winning waterfront destination is located on the shores of the historic Potomac River. Capturing the pride of the American way of life and the charm of the Tidewater tradition, its walkable neighborhoods and emphasis on coastal outdoor living makes this community one of the best places to settle down. An assortment of amenities creates a destination for a lifetime, including an expansive rec and social center for Potomac Shores members only, a nature trail system, a Jack Nicklaus Signature Golf Course, K-12 schools, a planned town center, and VRE train stop.



RESIDENTIAL UNITS

Over 2,300 units completed and occupied with more than 1,700 additional units entitled.



POTOMAC SHORES GOLF CLUB

Top ranked Jack Nicklaus Signature Golf Course and clubhouse.



THE SHORES CLUB

A social and recreational center reserved for members and their guests. A family-friendly gathering place hosting a fitness center, pools and social club.



ALI KRIEGER SPORTS COMPLEX

Featuring 8 playing fields (including 2 artificial grass) 1 softball field, 1 baseball field, a concession stand with modern comforts and a children's play area.

POTOMAC SHORES... TOMORROW



VRE TRAIN STATION

Will improve commutes to major employment centers for thousands of people per day to Alexandria and DC with 500-800 passengers boarding and disembarking through Potomac Shores.



TOWN CENTER

(Coming)

A bustling hub where residents of the area will enjoy fully walkable town center known as The Marketplace. A place to run errands, grab a bite to eat, and enjoy family entertainment and events.

DEMOGRAPHICS (2024)

1-MILE SEMI-CIRCLE **3-MILE SEMI-CIRCLE** **5-MILE SEMI-CIRCLE**

3,836 54,038 127,295

POPULATION

2,311 35,426 97,456

DAYTIME POPULATION

\$302,826 \$166,280 \$145,248

AVERAGE HH INCOME

TRAFFIC (2023)

I-95 199,063 ADT
Route 1 41,098 ADT

41,098

AVERAGE DAILY TRAFFIC ON
ROUTE 1

199,063

AVERAGE DAILY TRAFFIC ON
I-95

127,295

POPULATION*

300,000 SF

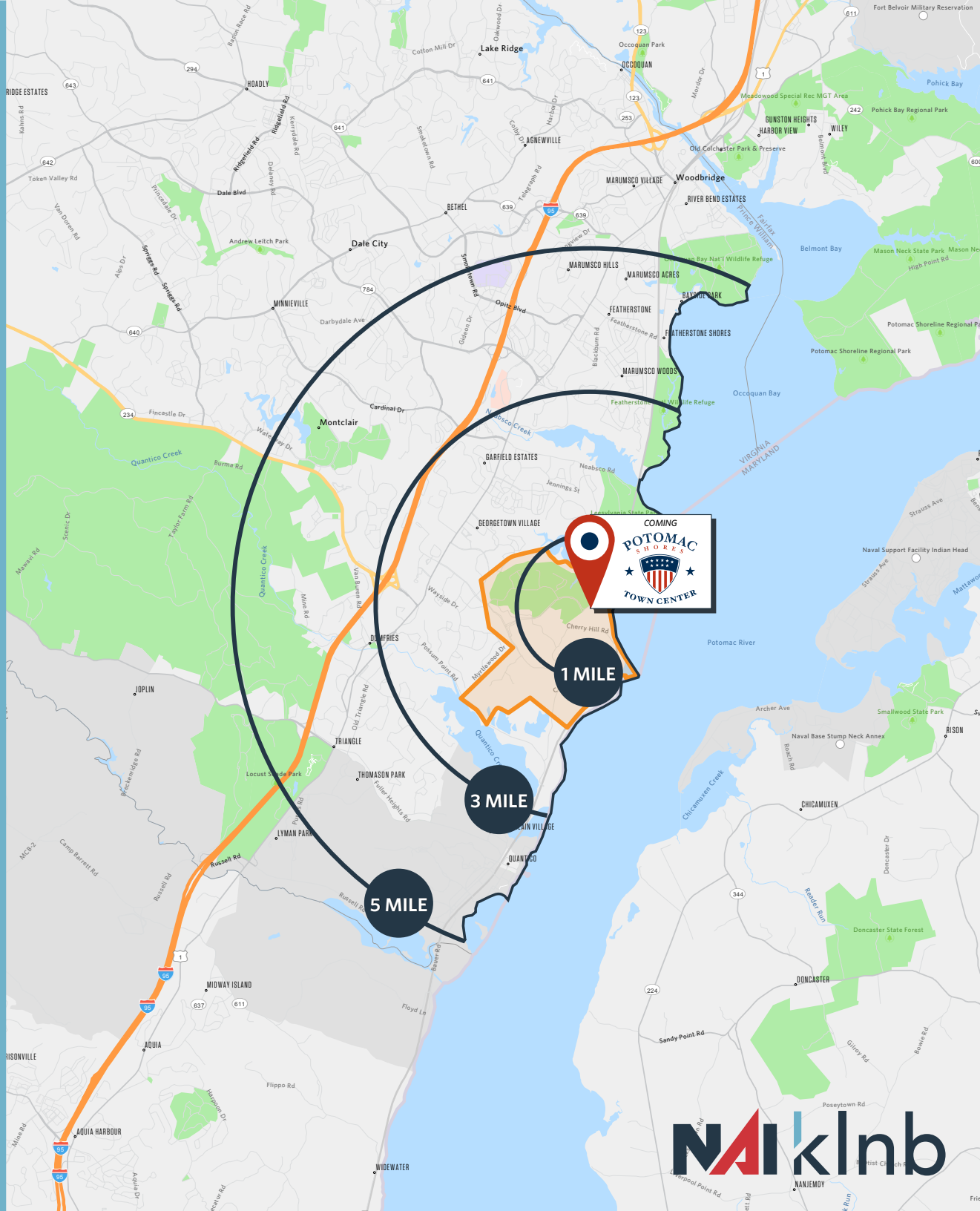
RETAIL GLA

\$145,248

AVERAGE HOUSEHOLD INCOME*

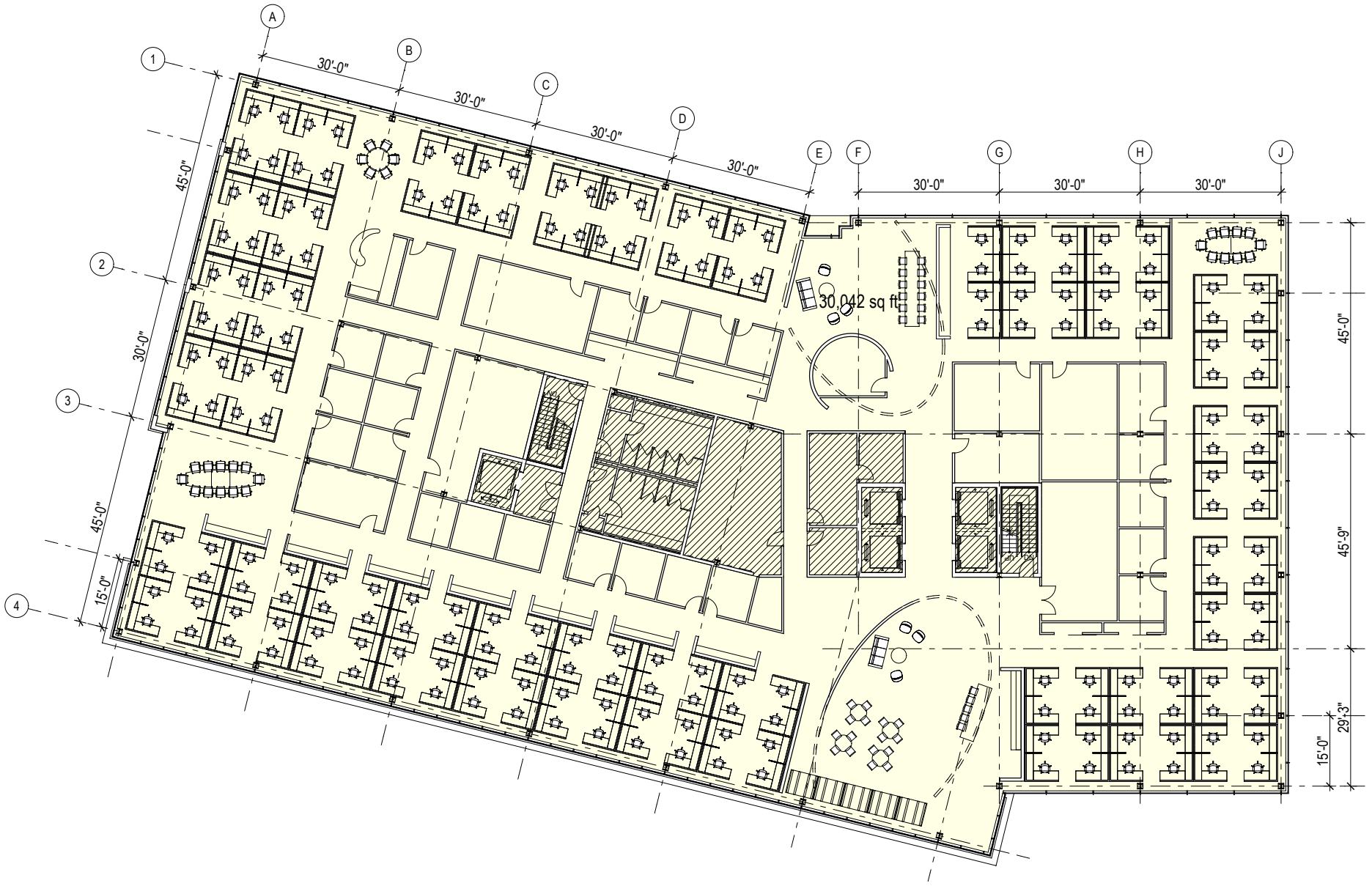


*BASED ON 5-MILE RADIUS (2024)











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