

# 2900 POTOMAC AVENUE



# LOCATION

Potomac Yard capitalizes on **PRIME PROXIMITY TO I-395, GW PARKWAY, AND THE BELTWAY AND DIRECT METRO ACCESS** to attract an expansive audience across all dayparts. In the heart of an action-packed neighborhood, Potomac Yard benefits from notable neighbors the likes of **NATIONAL LANDING, NATIONAL AIRPORT, AND VIRGINIA TECH'S INSTITUTE FOR ADVANCED COMPUTING.**

## POTOMAC YARD DEMOGRAPHICS:

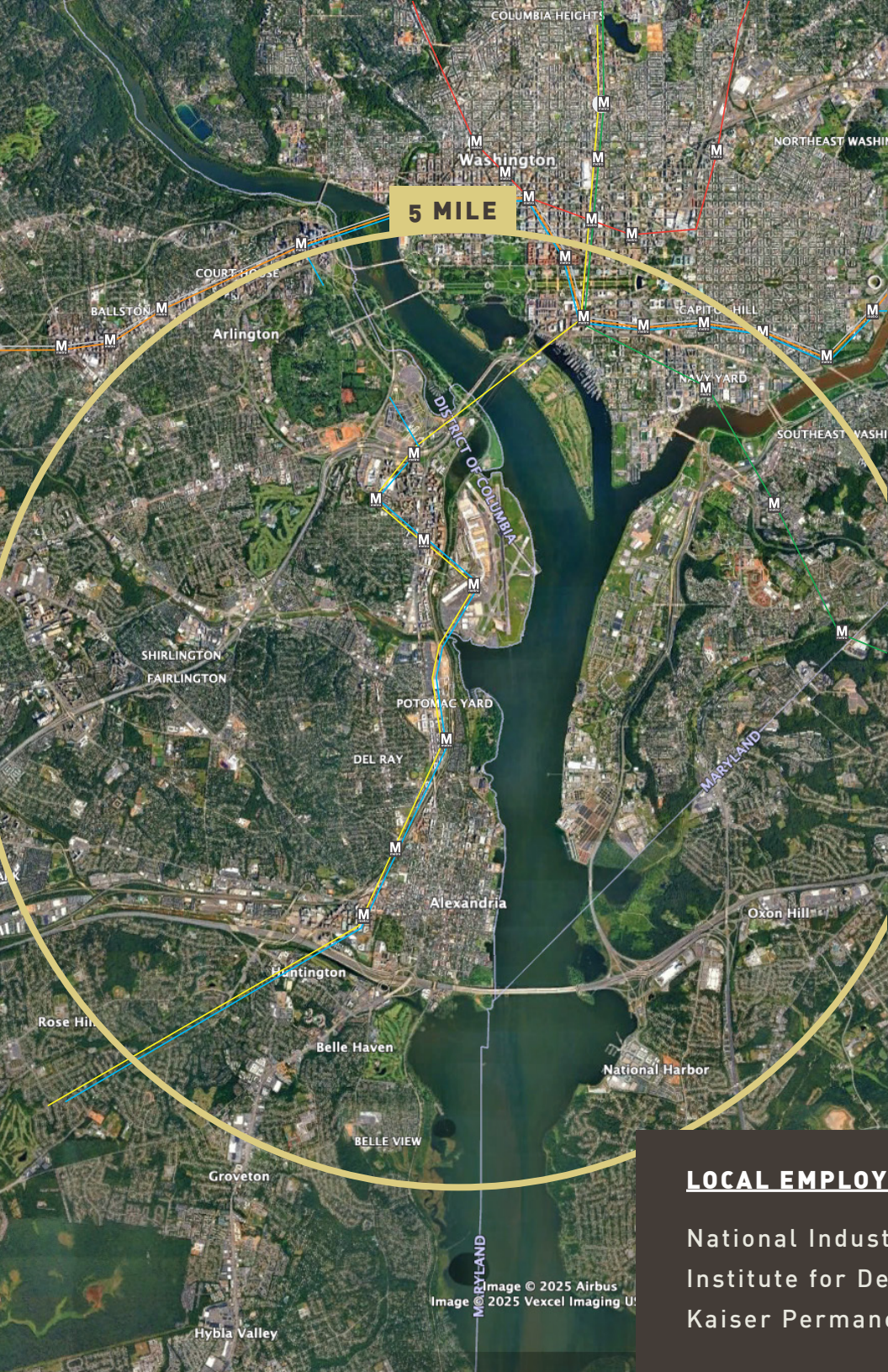
RESIDENTIAL POPULATION	26,903
DAYTIME POPULATION	24,254
AVG HOUSEHOLD INCOME	\$203,635
HOUSEHOLDS	14,438

## FUTURE DEVELOPMENT:

PROJECTED NEW TOWNHOMES	120
FAMILY SIZED MULTIFAMILY	88 Units
MARKET RATE MULTIFAMILY	432 Units







# TRADE AREA

Centrally located and immersed in the urban fabric of the DMV, Potomac Yard is a **REGIONAL HUB WITH OUTSTANDING MULTIMODAL CONNECTIVITY AND EXCEPTIONAL EXPOSURE** to all corners of Virginia, Maryland, and the District. This high-visibility center is situated **WITHIN 10 MINUTES OF NUMEROUS MAJOR AREA ATTRACTIONS**—from the National Mall to National Landing and historic Old Town. It is Metro accessible, and directly across the street from the new Potomac Yard station

## 5 MILE RADIUS DEMOGRAPHICS:

RESIDENTIAL POPULATION	605,595
DAYTIME POPULATION	891,488
AVG HOUSEHOLD INCOME	\$159,320
HOUSEHOLDS	310,818

## LOCAL EMPLOYERS:

National Industries for the Blind  
Institute for Defense Analyses  
Kaiser Permanente

American Physical Therapy Association  
INOVA Health



# NEARBY RETAILERS



Commanding nearly a million annual visitors, Potomac Yard is an all-inclusive shopping and dining destination spanning **530,000 SQUARE FEET** along Alexandria's Richmond Highway. Potomac Yard offers an array of category-leading retailers including Target, T.J.Maxx, J.Crew, HomeGoods, Barnes & Noble, and Total Wine, establishing itself as the premier regional power center in the Washington, DC area.

## TRAFFIC VOLUMES:

<b>ROUTE 1</b>	40,000 VPD
<b>POTOMAC AVE</b>	9,000 VPD





# DEVELOPMENT





# LEASING PLAN

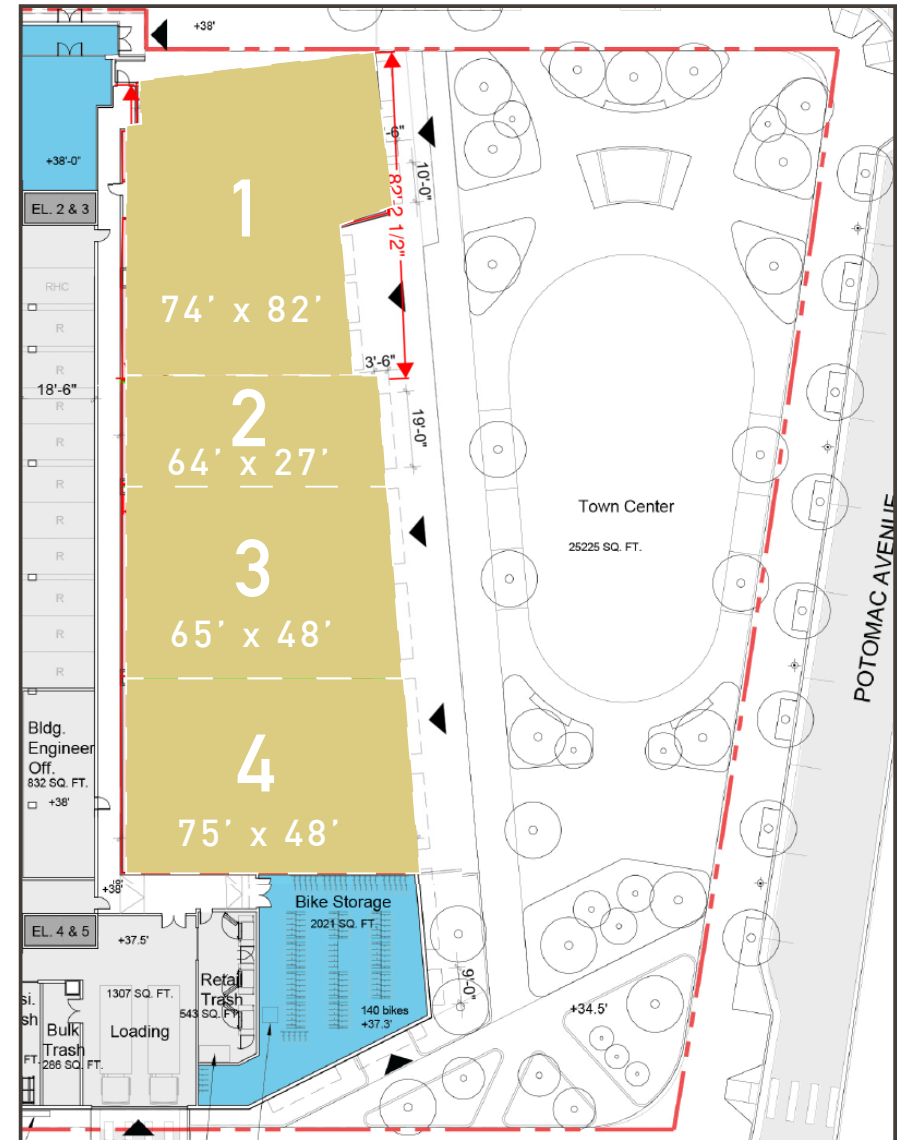
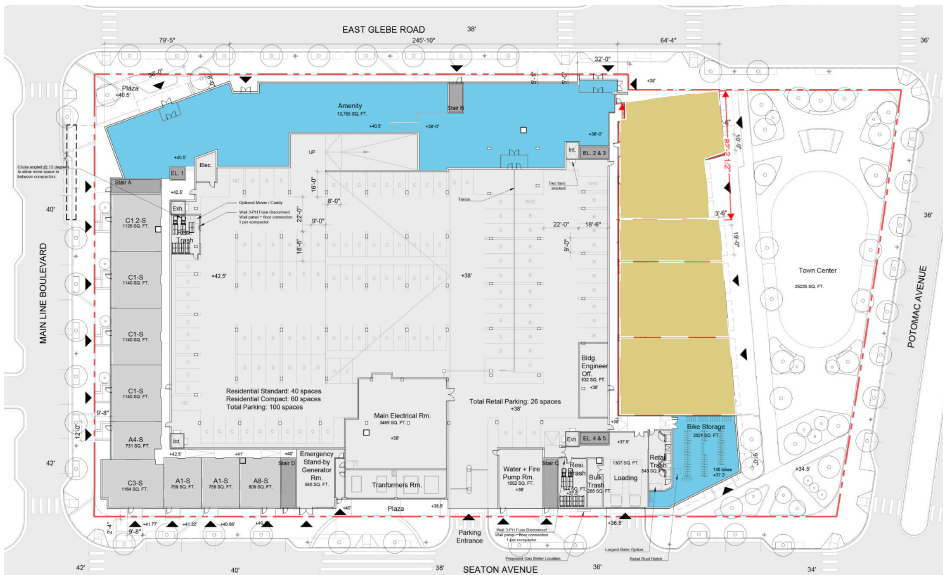
## Available Suites

**SUITE 1:** 4,562 SF

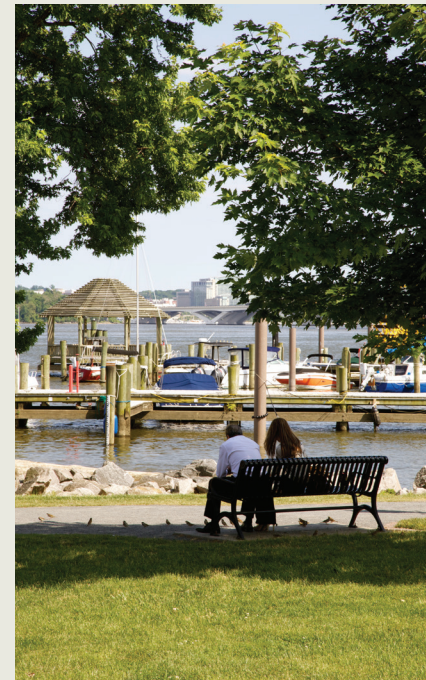
**SUITE 2:** 1,682 SF

**SUITE 3:** 3,253 SF

**SUITE 4:** 3,583 SF







# THANK YOU

