

CEDAR PARK SHOPPING CENTER

VIENNA, VA



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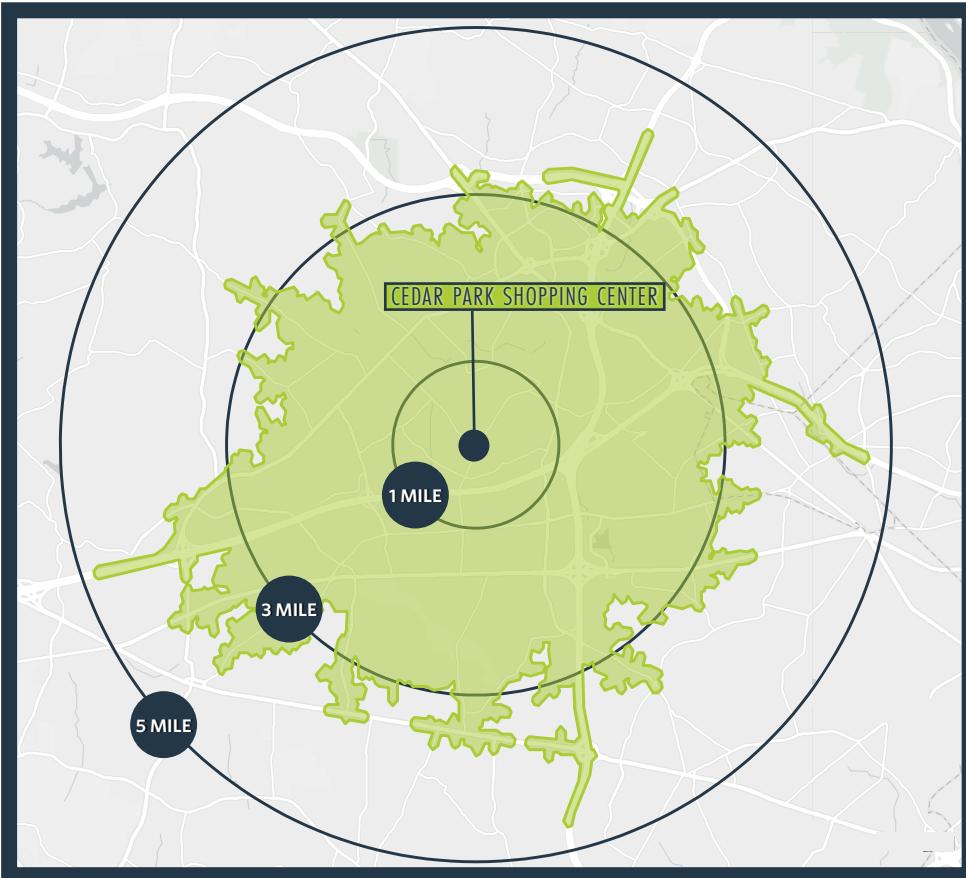
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CENTER OF THE NEIGHBORHOOD

Cedar Park is a 75,844 SF shopping center on the corner of Cedar Lane & Park Street in Vienna, VA.



DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES | 7 MIN DRIVE | 10 MIN DRIVE |
|------------------------------|---------------|-----------------|-----------------|-----------------|-----------------|
| POPULATION | 16,163 | 146,265 | 327,000 | 57,636 | 163,500 |
| AVERAGE HH INCOME | \$190,657 | \$193,291 | \$206,859 | \$202,064 | \$190,273 |
| DAYTIME POPULATION | 15,112 | 204,261 | 393,402 | 81,734 | 229,046 |
| HOUSEHOLDS | 6,358 | 56,562 | 119,696 | 22,481 | 63,408 |
| MEDIAN AGE | 38.7 | 38.4 | 40.0 | 38.1 | 38.3 |
| FOOD AWAY FROM HOME SPENDING | \$51,971,312 | \$446,393,644 | \$991,174,297 | \$173,144,733 | \$415,468,648 |
| RETAIL GOODS SPENDING | \$305,622,098 | \$2,630,723,556 | \$5,962,130,759 | \$1,093,998,676 | \$2,903,124,973 |



3,895 ADR
DUNN LORING
METRO ORANGE LINE (2019)



17,038 ADT
CEDAR LANE



11,436 ADT
PARK STREET SE



163,000 ADT
ROUTE 66

BIRD'S EYE VIEW

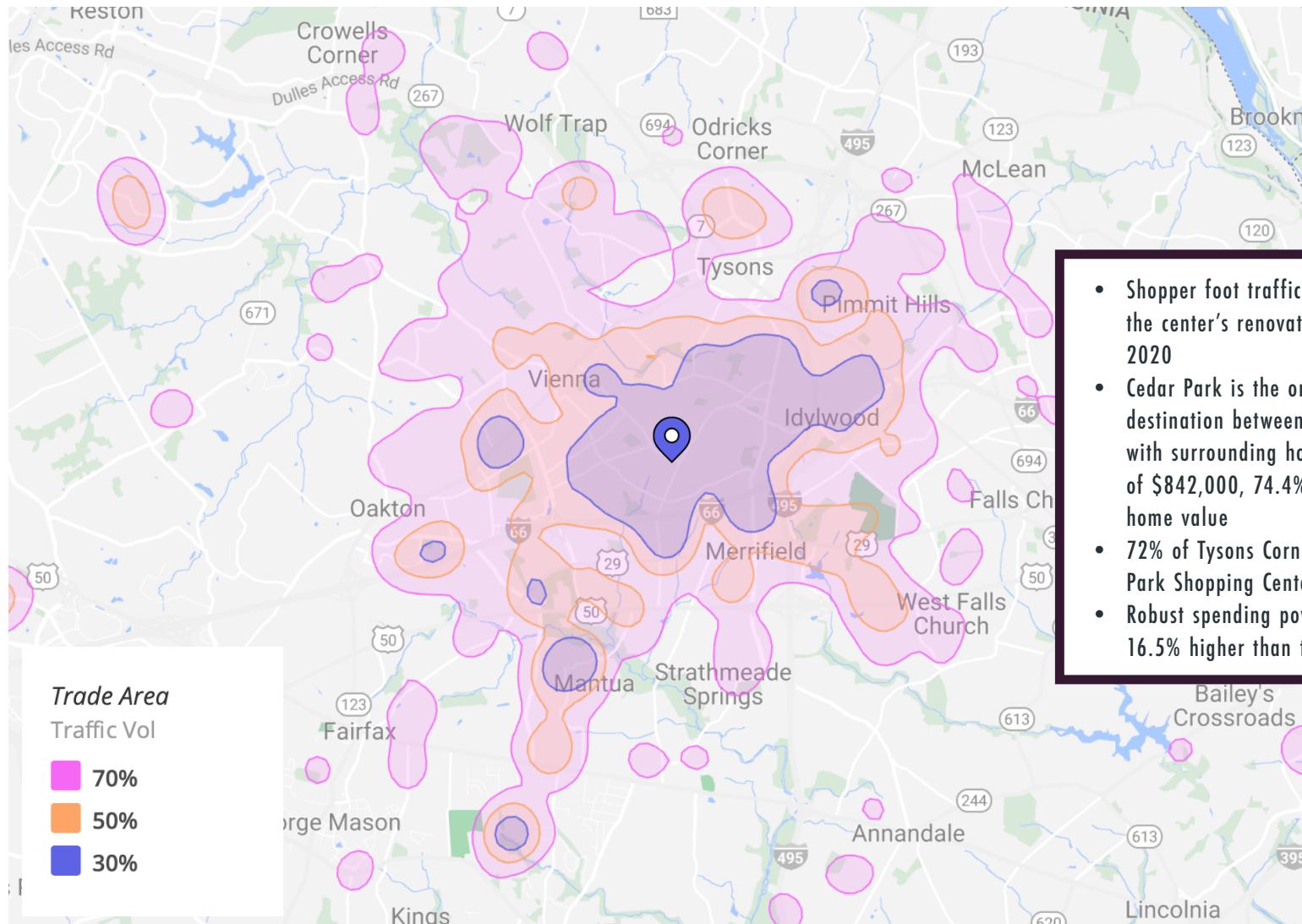


SITE PLAN



| SPACE | RETAILER | SF |
|-------|--------------------------------------|--------|
| B2 | Affordable Lawn Sprinkler | 200 |
| B3 | Bob Barfield | 2,000 |
| B4 | Affordable Lawn Sprinkler | 1,525 |
| B5 | Hunan Delight Restaurant | 625 |
| B6 | Affordable Lawn Sprinkler | 2,807 |
| B6-1 | Affordable Lawn Sprinkler | 1,500 |
| Pad1L | Mike's Warehouse | 1,500 |
| Pad2G | Simply Social Coffee | 1,872 |
| Pad3U | Affordable Lawn Sprinkler | 1,630 |
| 01 | Pizza Boli's | 1,200 |
| 02 | Vienna Threading and Wax | 1,200 |
| 03 | Symmetry Salon | 3,925 |
| 04-05 | Martial Arts Black Belt Academy | 1,200 |
| 06 | Community Use – Library | 3,600 |
| 06a | America's Best Wings | 1,895 |
| 07 | Lezzet - Available | 3,310 |
| 08 | Koji Sushi | 1,500 |
| 09 | Affordable Lawn Sprinkler | 3,345 |
| 10 | Dollar Tree | 9,672 |
| 13 | Ace Hardware - Coming Soon | 10,650 |
| 14 | Starfit Studio | 1,740 |
| 15 | Rose Jasmine Flowers & Décor | 525 |
| 16 | Hair and Nail Spa | 1,200 |
| 17 | Hunan Delight Restaurant – Available | 2,675 |
| 18 | Parcel Plus | 845 |
| 19 | Toby's Ice Cream | 1,000 |
| 20 | Redbird | 1,353 |
| 23-36 | Born 2 Dance | 8,545 |

PLACER TRUE TRADE AREA



- Shopper foot traffic has increased by 29.5% since the center's renovation was completed in November 2020
- Cedar Park is the only neighborhood shopping destination between Maple Avenue and Route 66, with surrounding homes that have a median value of \$842,000, 74.4% above the DC metro's median home value
- 72% of Tysons Corner shoppers also visit Cedar Park Shopping Center
- Robust spending power – household spending is 16.5% higher than the national average

DEMOGRAPHIC FIT

TRUE TRADE AREA COMPARISON

| DEMOGRAPHICS | CEDAR PARK | TYSONS STATION | PICKETT SHOPPING CENTER | THE SHOPPES AT BAILEY'S CROSSROADS |
|------------------------------------|------------|------------------|----------------------------|---------------------------------------|
| LOCATION | VIENNA, VA | FALLS CHURCH, VA | FAIRFAX, VA | BAILEY'S CROSSROADS, VA |
| POPULATION | 205,529 | 139,756 | 122,363 | 204,360 |
| POPULATION DENSITY PER SQ. MILE | 5,788 | 5,882 | 5,061 | 14,044 |
| MEDIAN HH INCOME | \$116,896 | \$139,870 | \$126,690 | \$97,803 |
| EDUCATIONAL ATTAINMENT | 66.8% | 75.3% | 66.4% | 61.5% |
| HOUSEHOLDS WITH CHILDREN | 28.4% | 29.2% | 32.7% | 19.5% |
| MEDIAN HOME VALUE | \$855,366 | \$968,943 | \$774,891 | \$597,495 |
| HH AVERAGE WEALTH | \$268,950 | \$283,402 | \$280,464 | \$245,061 |

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