Braddock Road and Gum Spring Road
Whitman Farm
To Be Delivered Spring 2021

RETAIL SPACE FOR LEASE
1,300 to 6,875 SF | $45 PSF NNN

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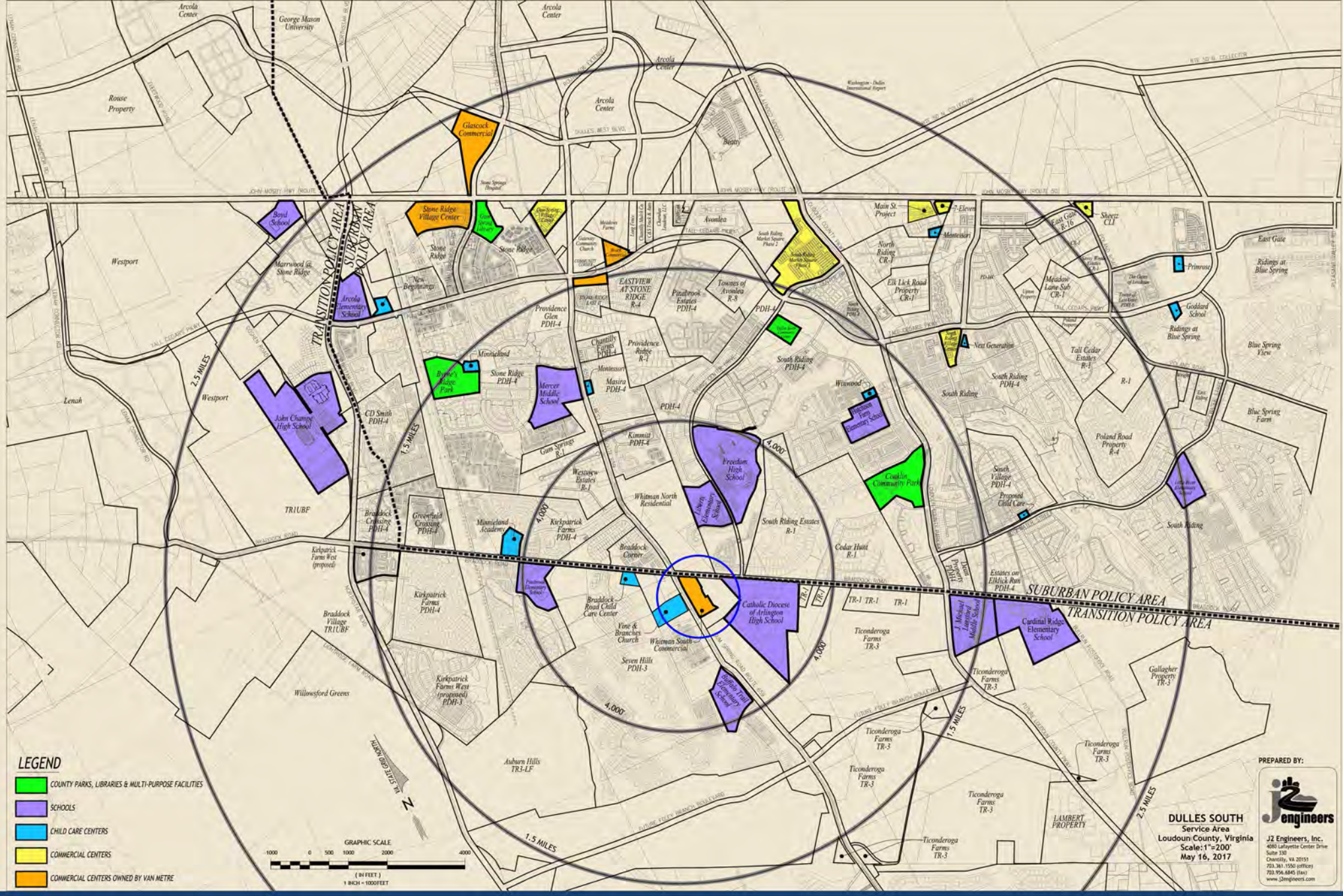


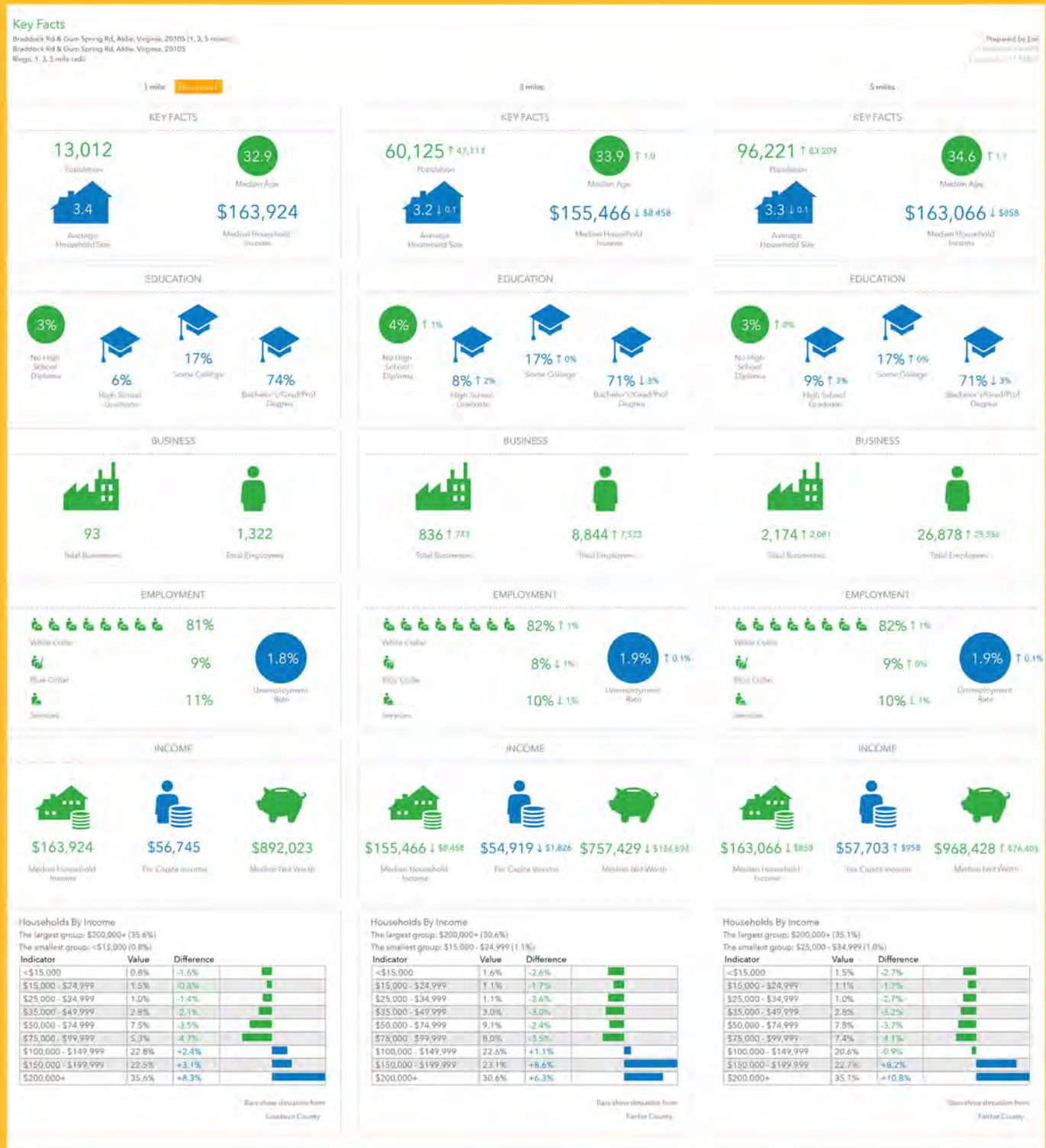
THE CURRENT MARKET

- Stone Ridge Village Center is comprised of approximately 135,000 square feet of office and retail space, anchored by Harris Teeter. Other tenants include Bank of America, 7-Eleven, Wendy's and Walgreens.

- South Riding Market Square contains 266,591 square feet of retail and office space, with one of its twenty-eight spaces currently vacant. The center is anchored by Giant, The Home Depot, Ruby Tuesday's, SunTrust and Panera.

-South Riding Town Center contains approximately 97,000 square feet of office and retail space anchored by Food Lion. There is one out of the twenty-two spaces currently vacant. The tenants include a Tae Kwon Do studio, AT&T Wireless, Starbucks, a hotel and two local restaurants.

-Eastgate Marketplace contains approximately 115,000 square feet of retail space anchored by Harris Teeter. Inside the marketplace is proposed 3-story office building. Current tenants include Walgreens, Wells Fargo, Capital One and Starbucks, in addition to one local restaurant.



KEY FACTS ABOUT AREA

Loudoun County continues to hold the top spot in the U.S. for median household income, according to a recent survey published by the U.S. Census Bureau. Loudoun, which county officials say has held the top spot for the past 12 years, came in at $139,915 in 2018.

- As the county's most recent emerging retail node, with an ample amount of retail under construction and/or recently completed, the Arcola/Route 50 submarket has a mix of neighborhood oriented retail that caters to the surrounding community.

- The majority of the retail is located along Route 50 with a growing node around the intersection of Evergreen Mills Road and Loudoun County Parkway

- The tenant mix within this submarket is driven by the convenience in relation to customers' place of residents and the route to and from work.

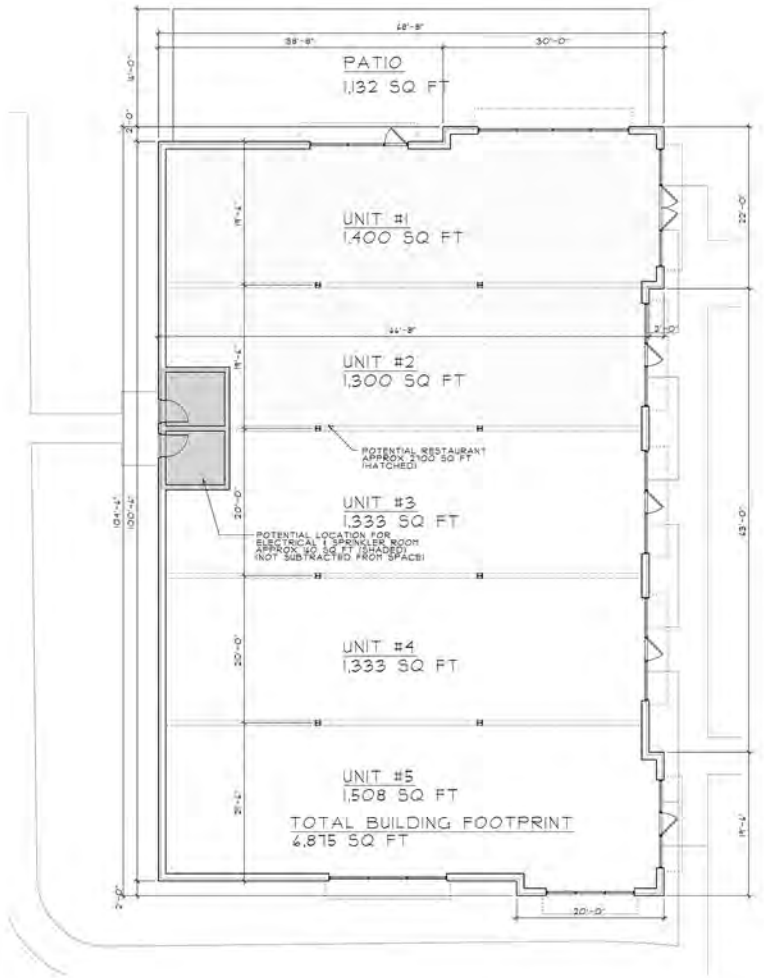
- Retail in Chantilly, Centreville, and at Fair Oaks Mall is located on the major thoroughfares leading to the Arcola/Route 50 submarket from the east; retail west of the submarket is nearly nonexistent.

YOUR BUSINESS HERE

Property is located on the south east corner of Gum Spring and Braddock Road intersection in South Riding, Virginia. The property will be anchored with a national chain grocery store/gas station with a convenient store/auto tire shop and drive through restaurant.

This strip will have a patio towards Gum Spring Road which is perfect for a restaurant. The site can be subdivided as the proposed design can be changes, including the outdoor patio area.

Delivery in Spring 2021.



FRONT ELEVATION - C

1/8" = 1'-0"