

# POTOMAC SHORES



## TOWN CENTER

MIXED-USE DEVELOPMENT  
RESTAURANT AND RETAIL OPPORTUNITIES  
POTOMAC SHORES, VA 22026



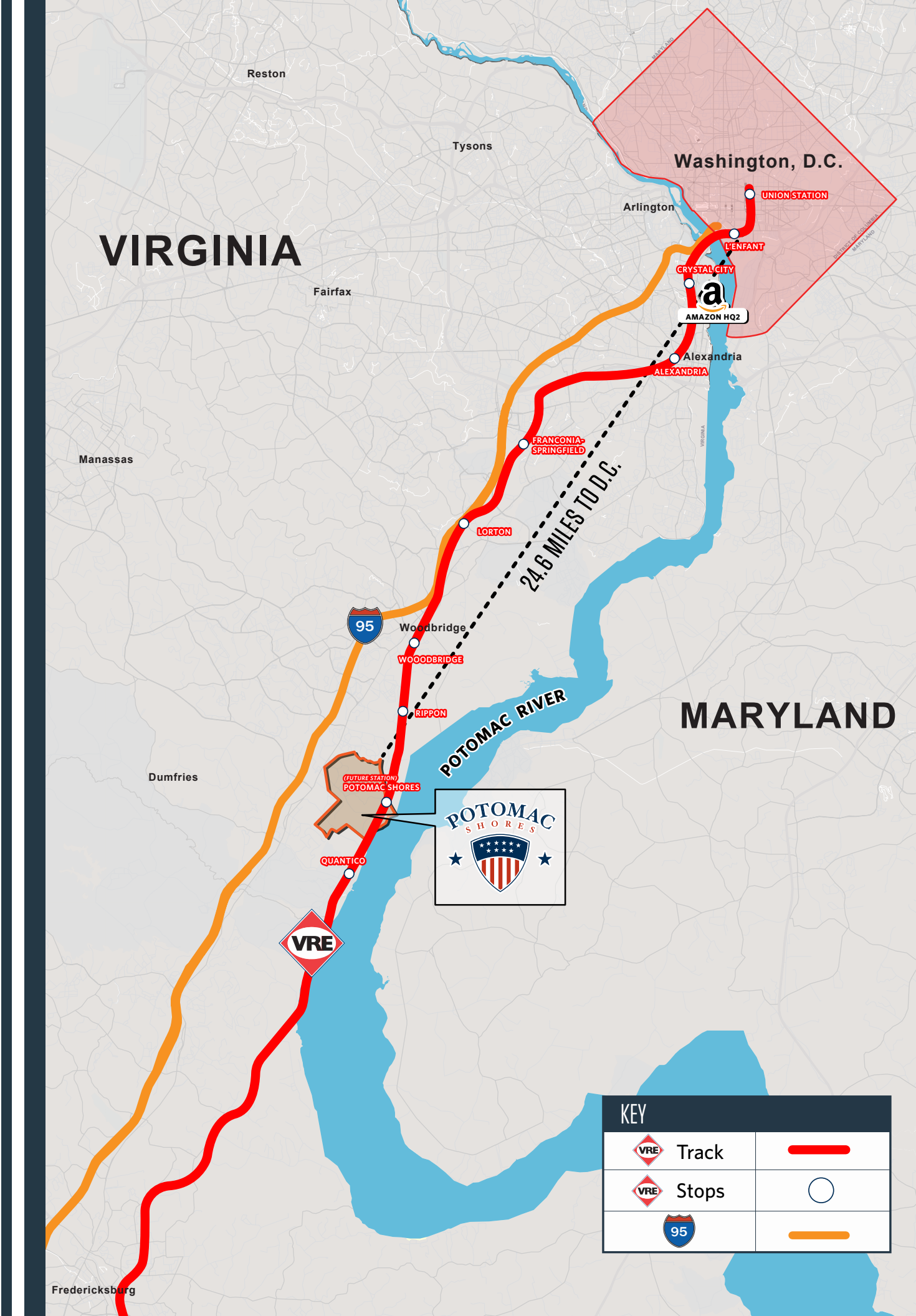
**POTOMAC SHORES** is the perfect place to locate and grow your restaurant/retail business.

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.

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, 500,000 square feet of commercial space, over 2 miles of waterfront, a luxury 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.





# POTOMAC SHORES

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
	IKEA	7.9 miles



## RESTAURANT OPPORTUNITIES

- Phenomenal visibility within highly anticipated new development that already has over 1,000 new occupied residential units.
- Flagship opportunity along I-95 corridor.
- Distinguished real estate unlike any other new community in Northern Virginia.
- Immediate customer base pulling from VRE commuter traffic (over 7,000 passengers per day passing through Potomac Shores station).
- Innovate culinary and entertainment experiences in Prince William County.
- Built-in immediate long-term customer base within an exclusive community where nearly all residences are owned not rented.
- Incredible opportunity to establish your brand within a developer supported community.
- Al fresco dining opportunities with beautiful views of the Potomac River.
- Unique waterfront entertainment capability along the largest river in Virginia.
- Over 600 parking spaces dedicated to VRE commuters and restaurant patrons.





# 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, brand-new K-12 schools, a future town center, and planned VRE train stop.



### RESIDENTIAL UNITS

Over 1,000 units completed and occupied with an additional 3,000 units coming.



### 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 places hosting a fitness center, pools and social club.



### ALI KRIEGER SPORTS COMPLEX

Features two artificial turf soccer fields with lights for night play, two Bermuda-grass soccer fields, softball fields, a concession building with modern comforts and a children's playground.

# POTOMAC SHORES... *tomorrow*



### VRE TRAIN STATION

(anticipated opening in mid-2023)  
Will improve commutes to major employment centers for more than 7,000 people per day to Alexandria and DC.



### 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 (2020)

1-MILE SEMI-CIRCLE	3-MILE SEMI-CIRCLE	5-MILE SEMI-CIRCLE
3,752	43,624	112,557
POPULATION		
242	6,586	28,218
DAYTIME POPULATION		
\$106,719	\$123,086	\$121,130
AVERAGE HH INCOME		

# TRAFFIC (2019)

I-95	173,000 AADT
Route 1	42,000 AADT



42,000  
AVERAGE DAILY TRAFFIC ON  
ROUTE 1



173,000  
AVERAGE DAILY TRAFFIC ON  
I-95



112,557  
POPULATION\*

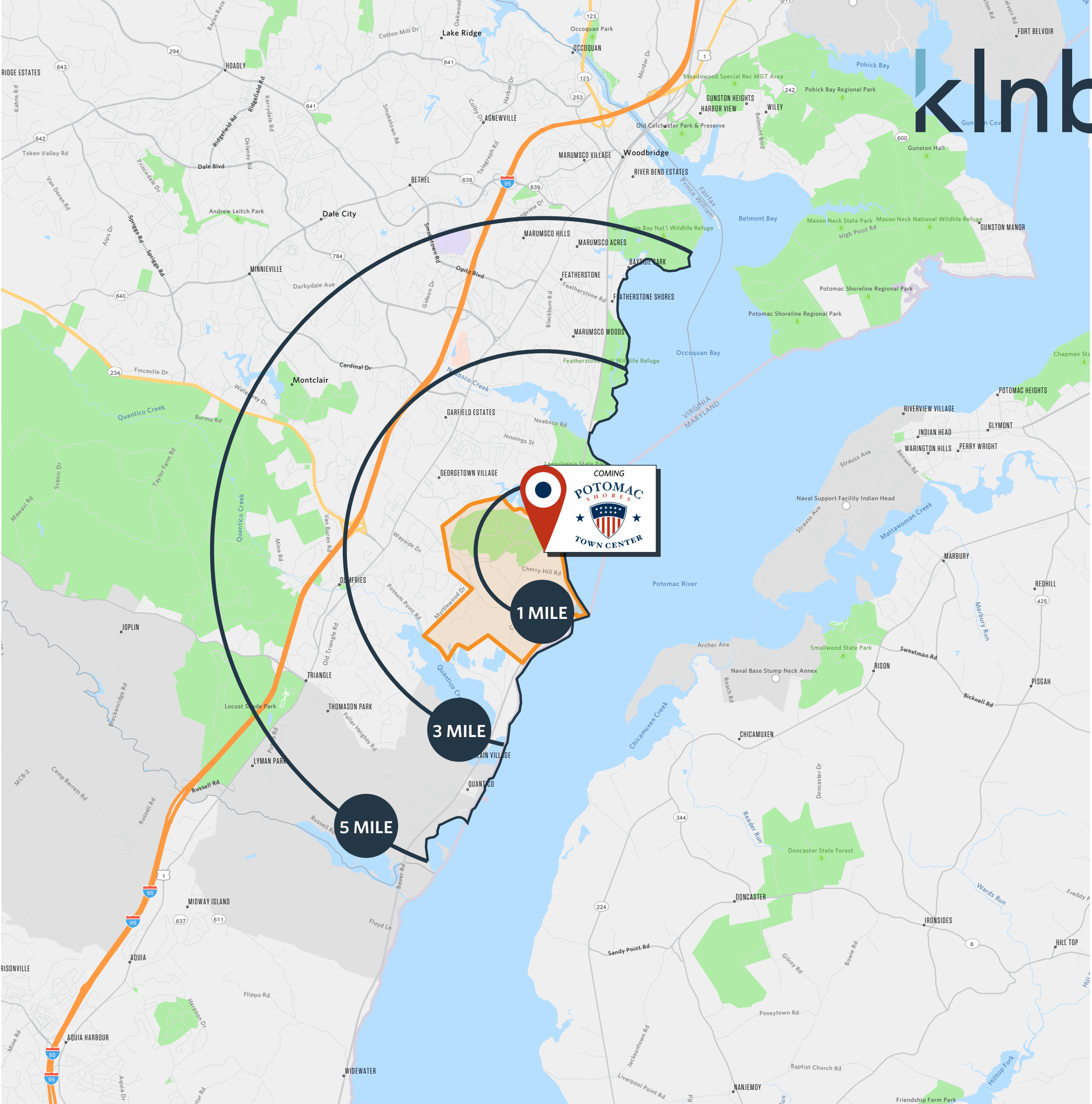


300,000 SF  
RETAIL GLA



\$121,130  
AVERAGE HOUSEHOLD INCOME\*

\*BASED ON 5-MILE RADIUS (2019)





# MARKET *aerial*





# CONCEPTUAL *site plan*

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# STATION HOUSE *access*

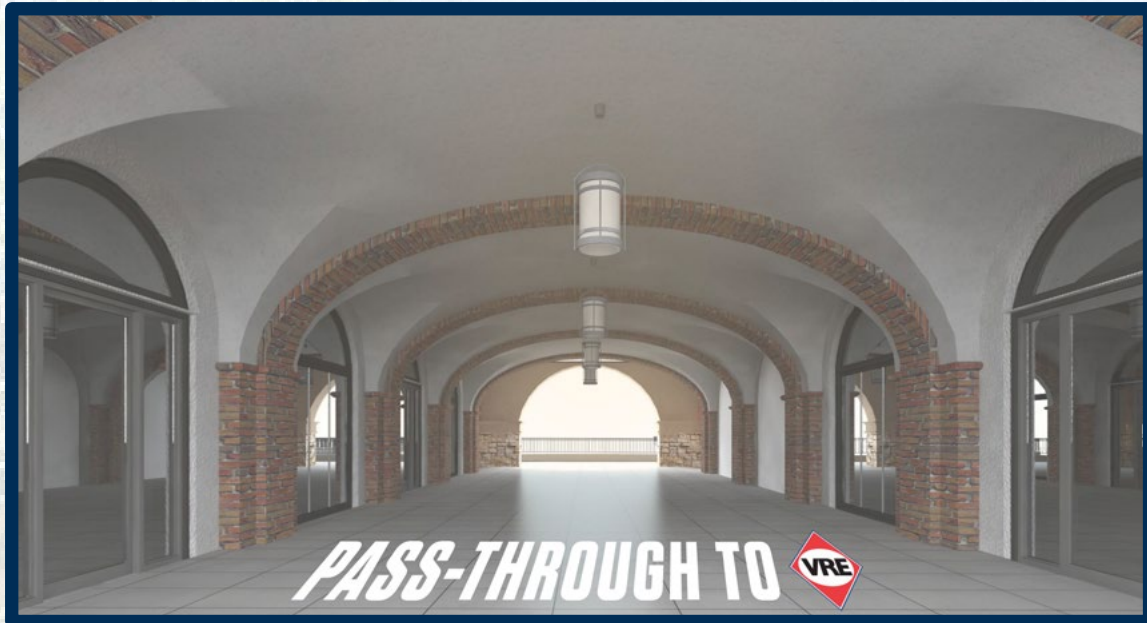
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# ELEVATIONS *station house*

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# ELEVATIONS *station house*

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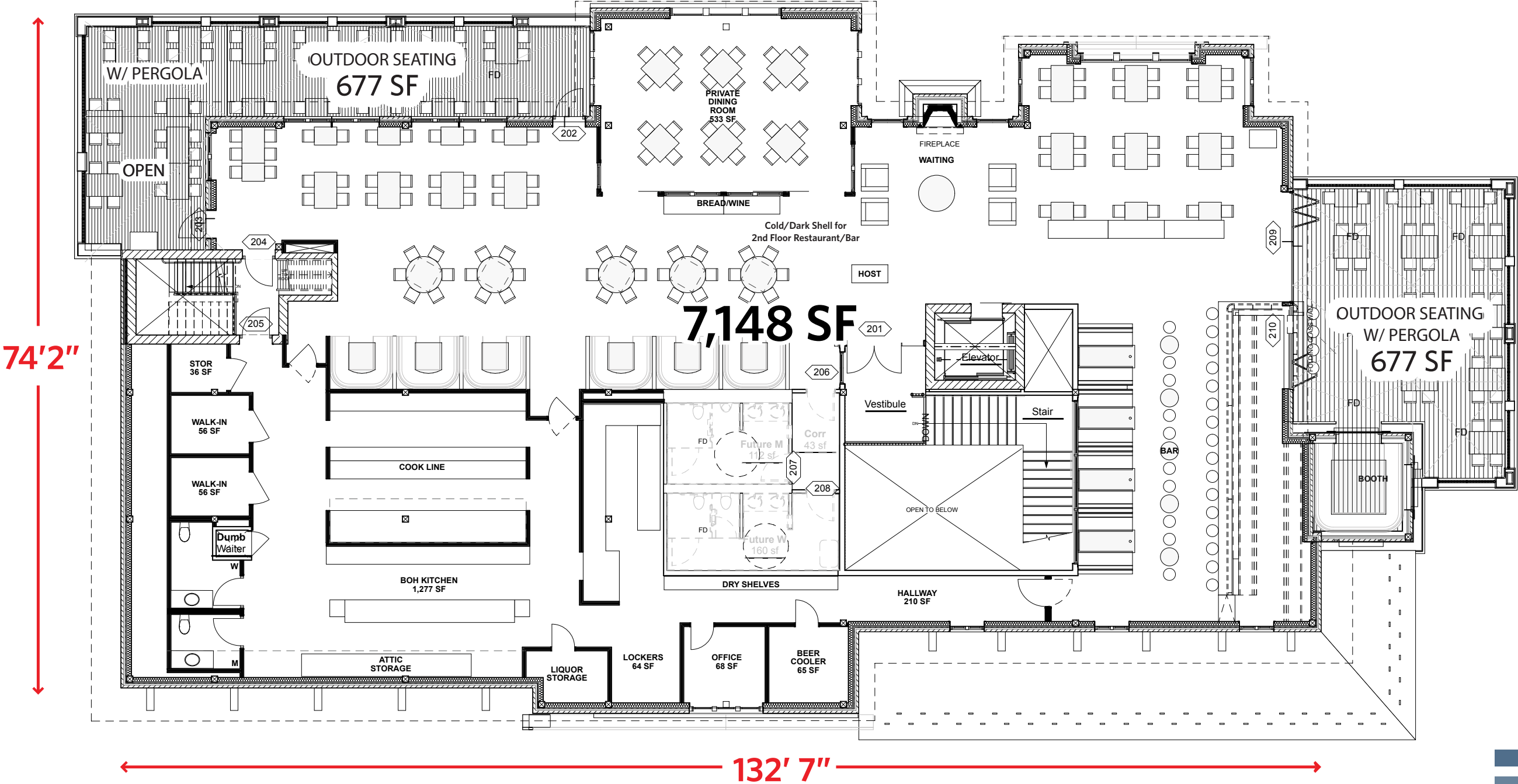




CONCEPTUAL LAYOUT

station house

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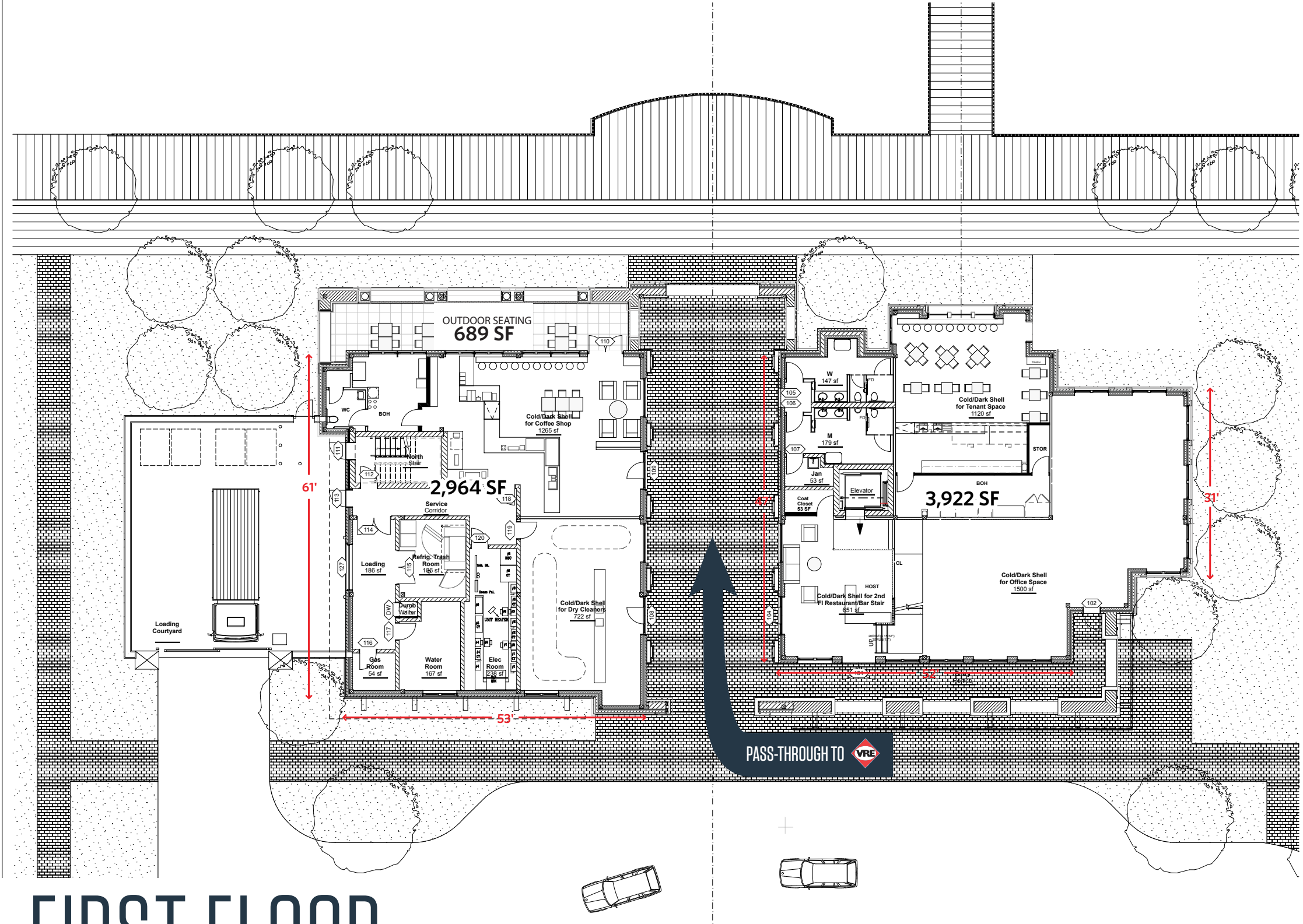
SECOND FLOOR



CONCEPTUAL LAYOUT

station house

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FIRST FLOOR





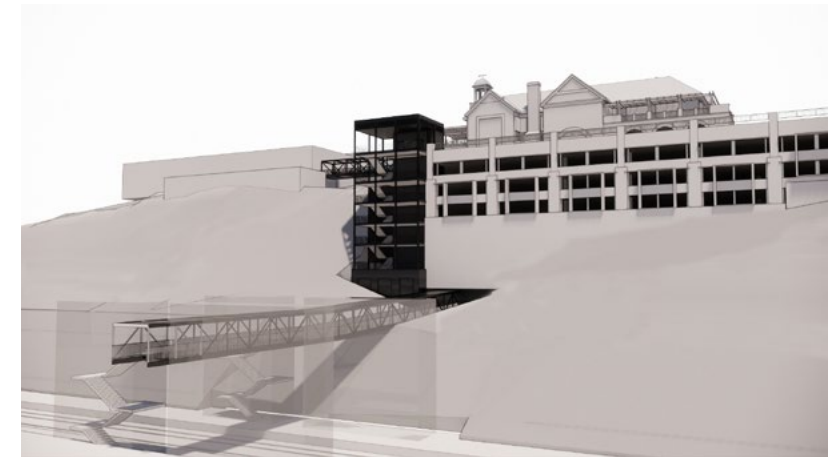
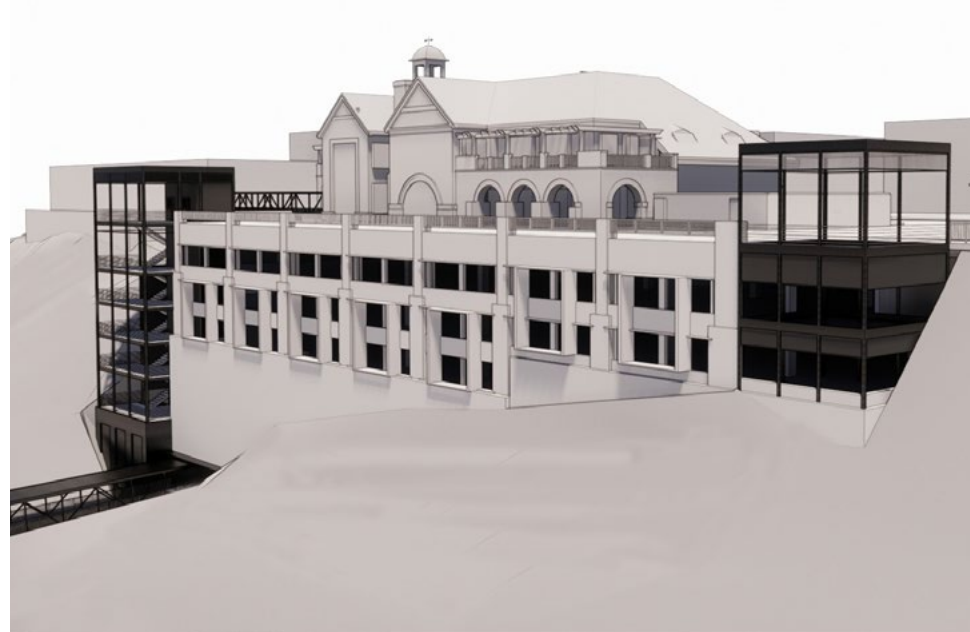
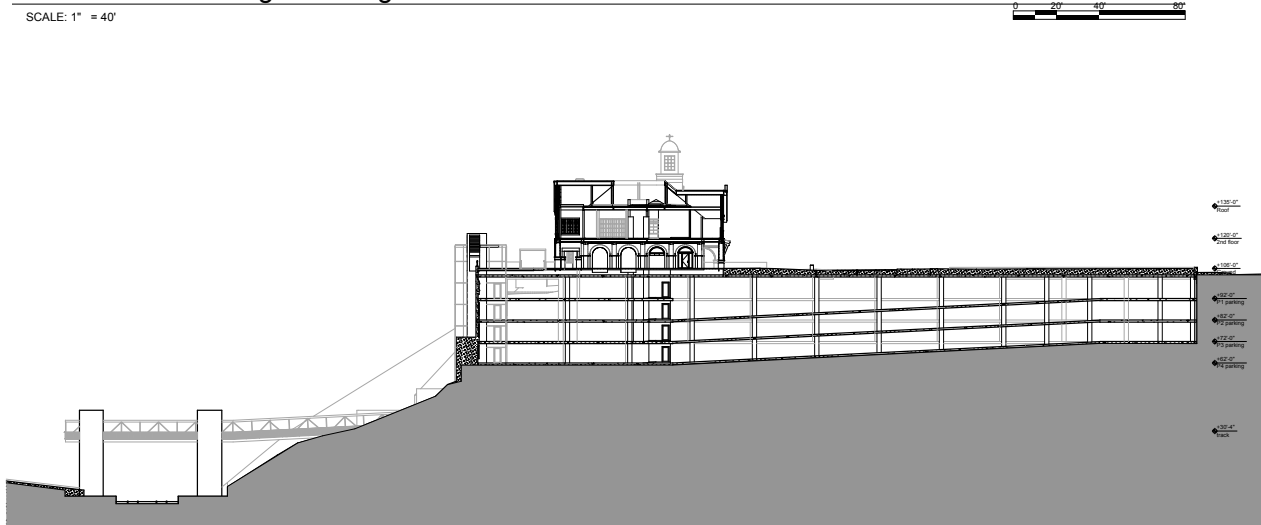
# STATION HOUSE *parking*

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4 subterranean parking decks with 600 parking spaces.

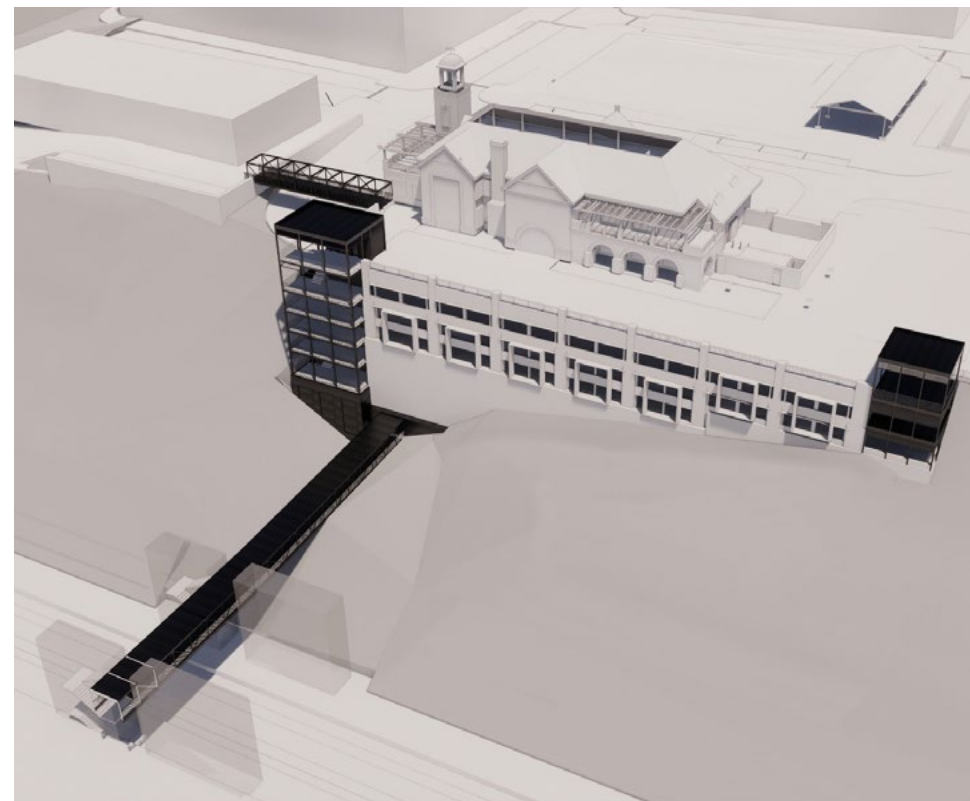
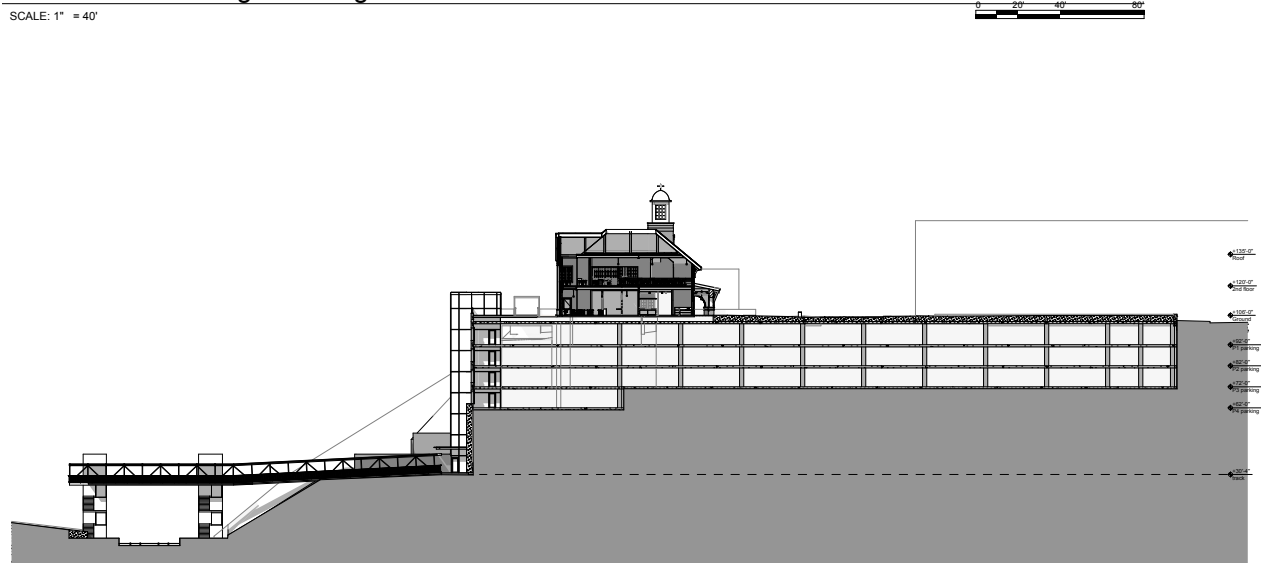
EW Section - through building arcade

SCALE: 1" = 40'



EW Section - through building exterior staircase

SCALE: 1" = 40'

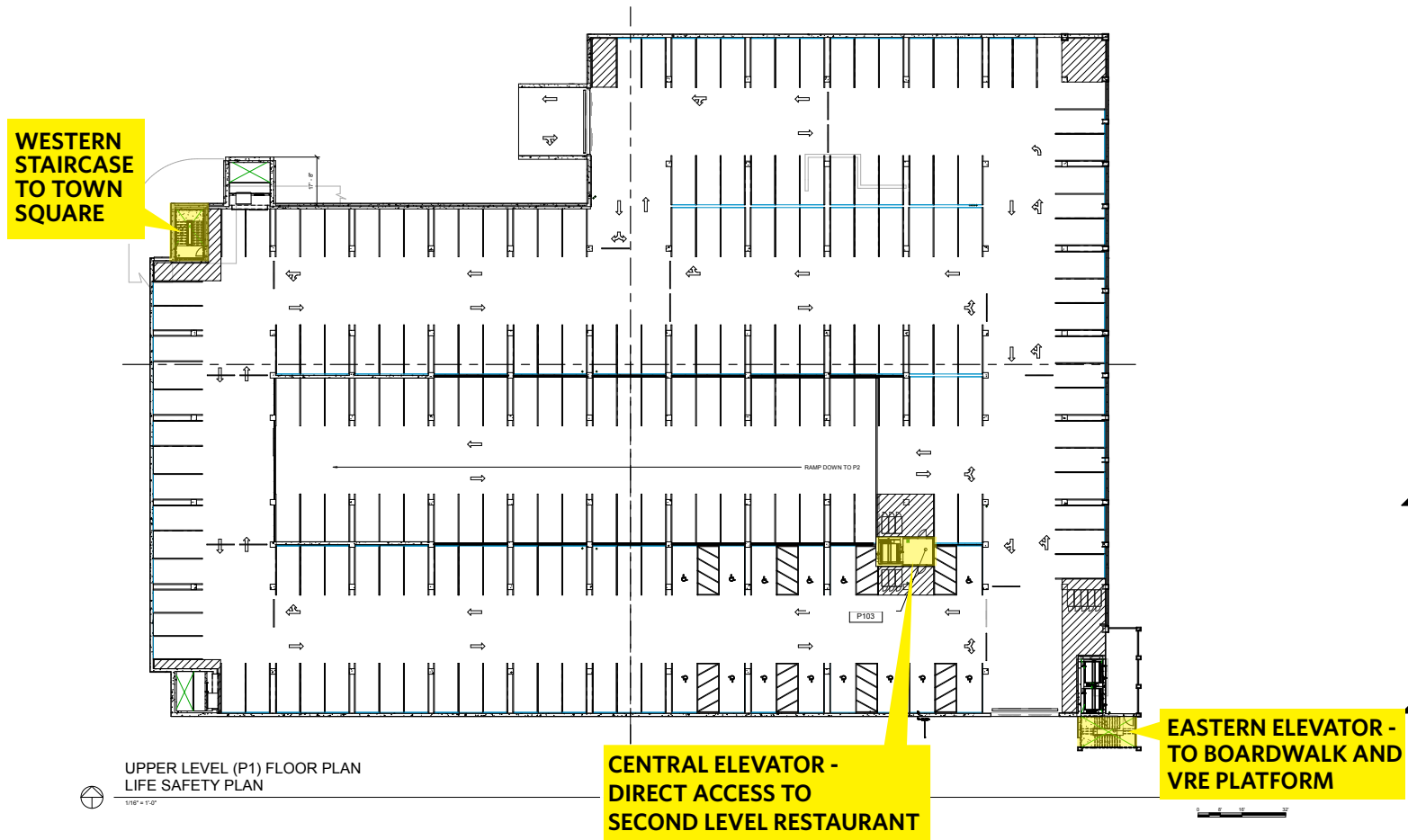




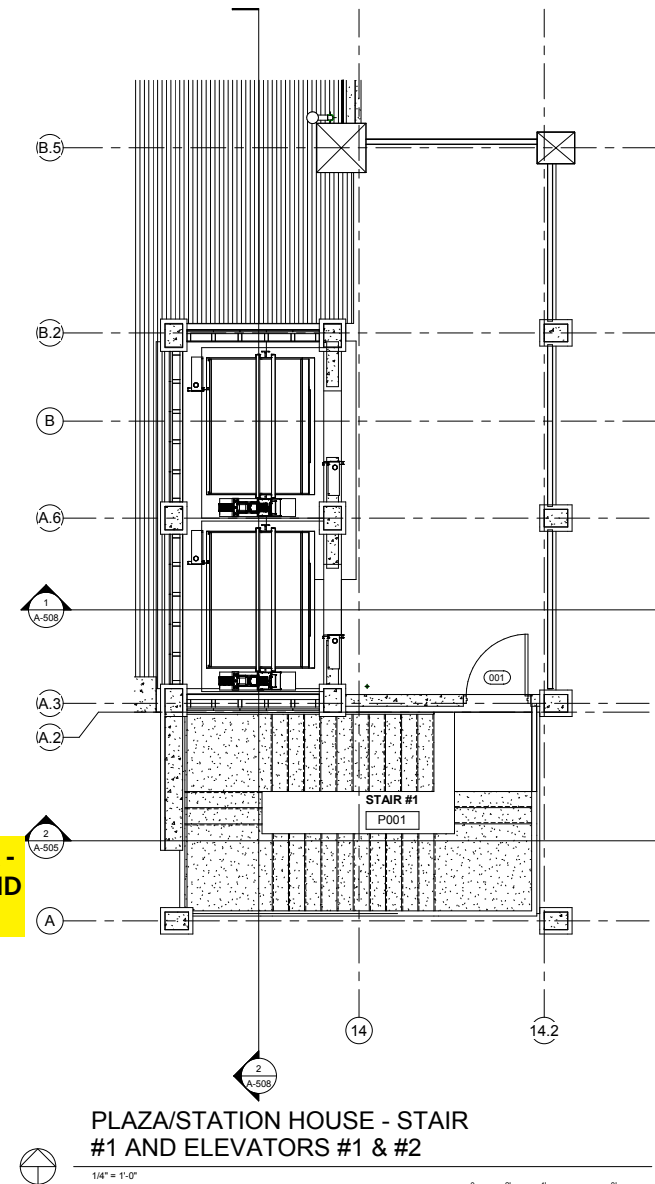
# GARAGE *parking*

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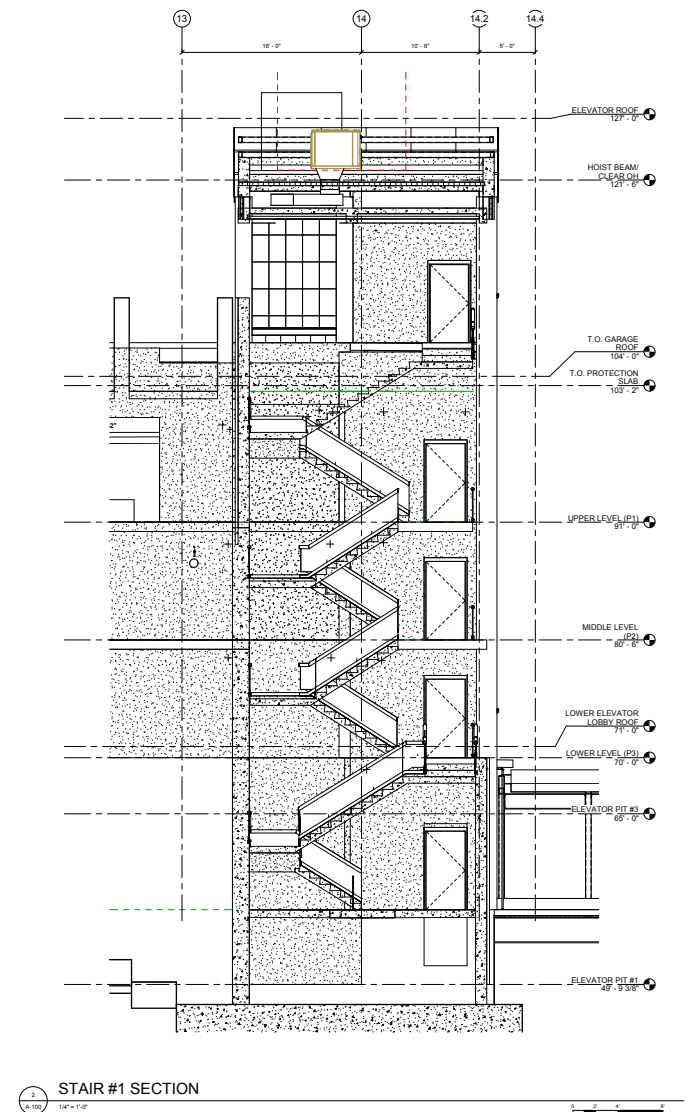
FIRST LEVEL PARKING DECK



ELEVATOR

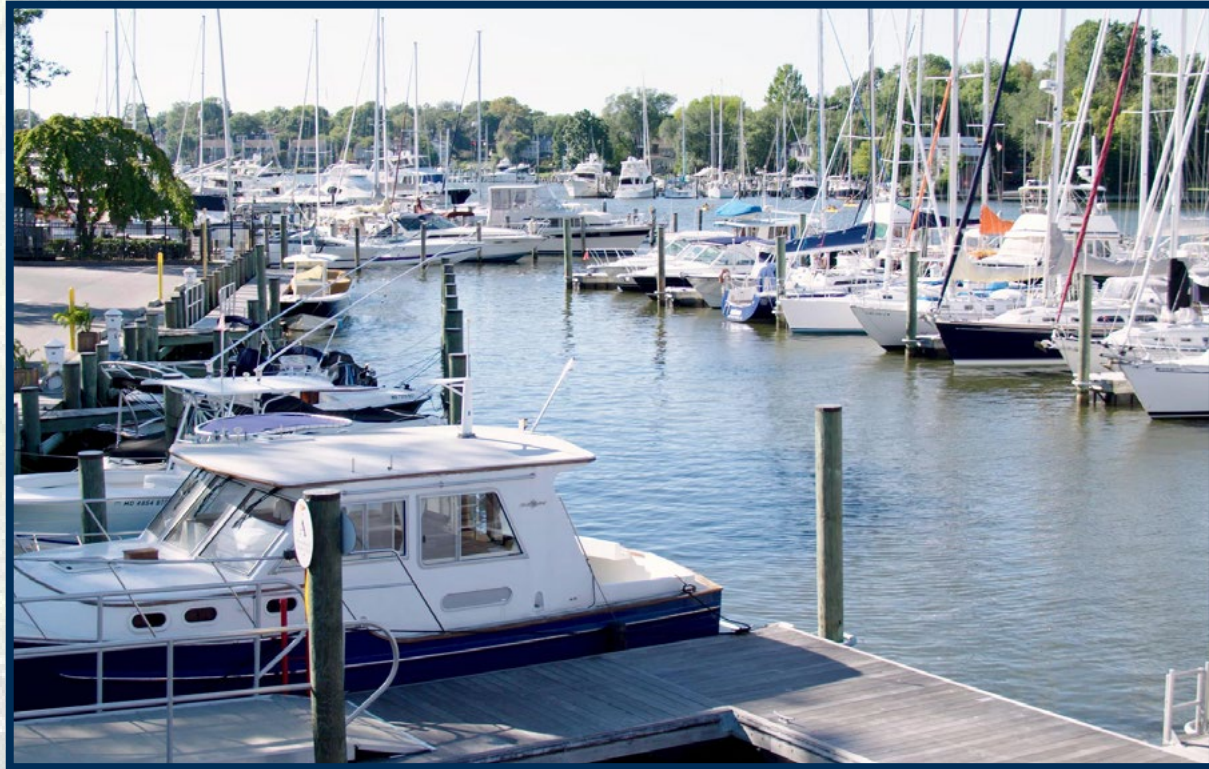


STAIRS





# CONCEPTUAL VISION *waterfront entertainment* klnb





POTOMAC  
SHORES



TOWN CENTER

DESTINATION *for a* LIFETIME

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