

# POTOMAC SHORES



## TOWN CENTER

MIXED-USE DEVELOPMENT  
RESTAURANT AND RETAIL OPPORTUNITIES  
POTOMOC SHORES, VA 22026  
(EAST OF DUMFRIES ON THE POTOMAC RIVER)

**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.

**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

**Adjacent**



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 2,500 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 (thousands of passengers per day with 500-800 passengers boarding and disembarking through Potomac Shores.)
- 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 350 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, K-12 schools, a planned town center, and VRE train stop.



### RESIDENTIAL UNITS

*(Existing)*

Over 2,500 units completed and occupied with more than 1,700 additional units entitled.



### POTOMAC SHORES GOLF CLUB

*(Existing)*

Top ranked Jack Nicklaus Signature Golf Course and clubhouse.



### THE SHORES CLUB

*(Existing)*

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

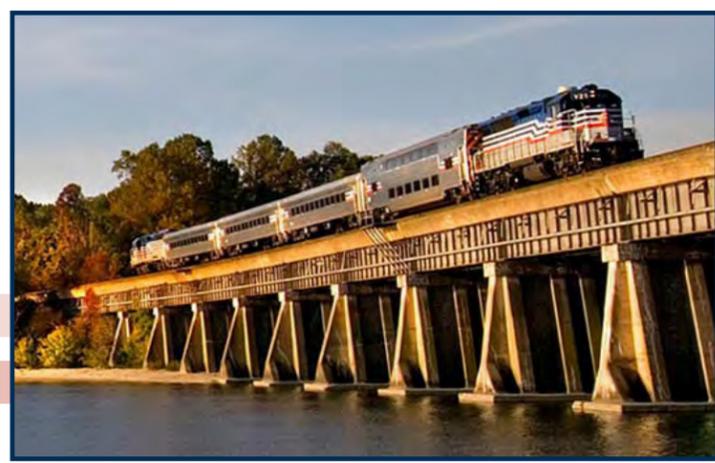


### ALI KRIEGER SPORTS COMPLEX

*(Existing)*

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

*(Coming)*

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

*(Future)*

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 (2025)

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

4,522    54,208    128,178  
**POPULATION**

2,858    35,337    97,649

**DAYTIME POPULATION**

\$239,788    \$168,987    \$150,233

**AVERAGE HH INCOME**

# TRAFFIC (2024)

I-95    182,435 ADT  
Route 1    39,744 ADT

**41,098**

**AVERAGE DAILY TRAFFIC ON ROUTE 1**

**199,063**

**AVERAGE DAILY TRAFFIC ON I-95**

**128,178**

**POPULATION\***

**300,000 SF**

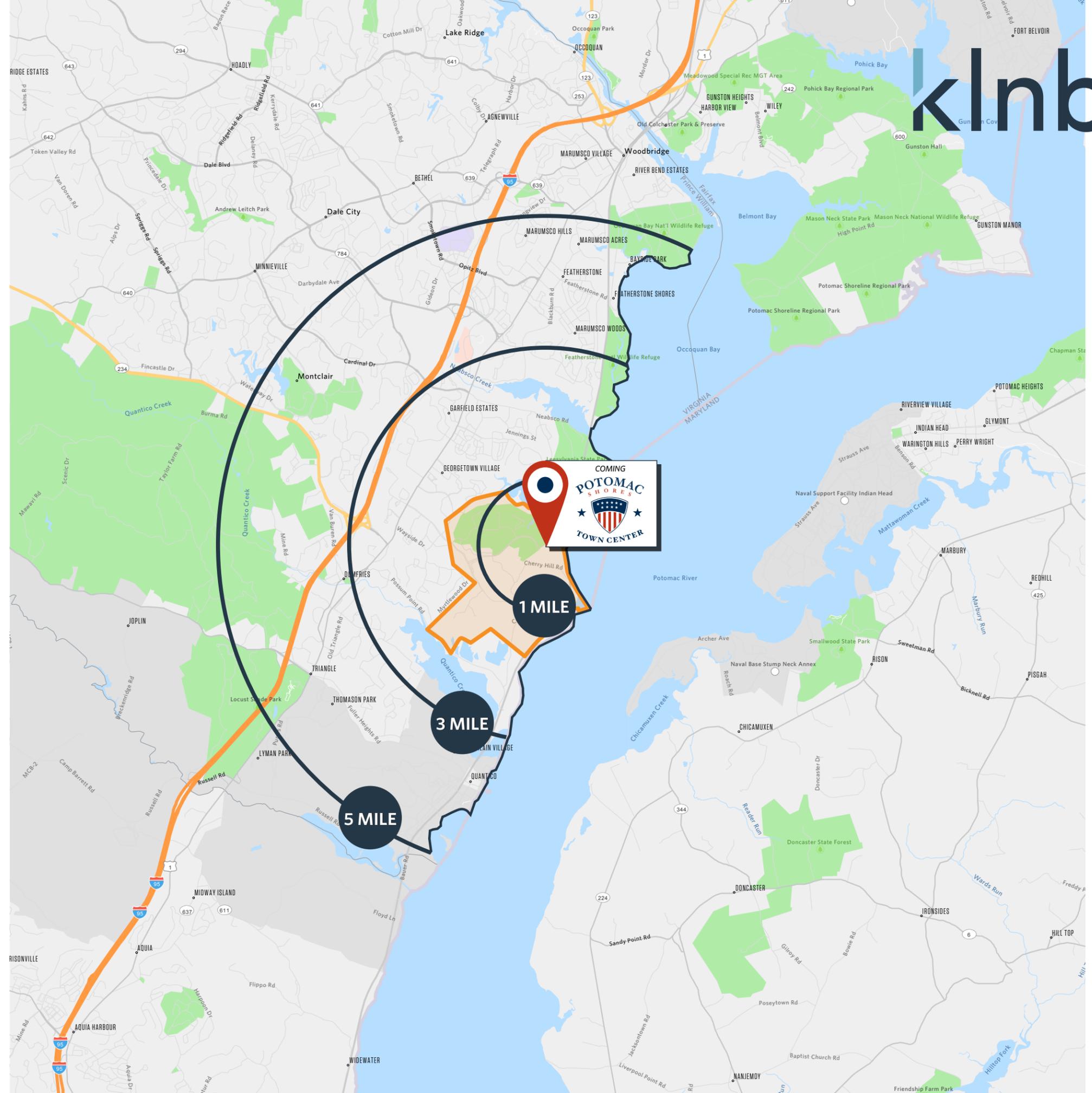
**RETAIL GLA**

**\$150,233**

**AVERAGE HOUSEHOLD INCOME\***



\*BASED ON 5-MILE RADIUS (2025)



**klmb**



# CONCEPTUAL *site plan*



# STATION HOUSE *access*



# PHOTOS *station, house)*



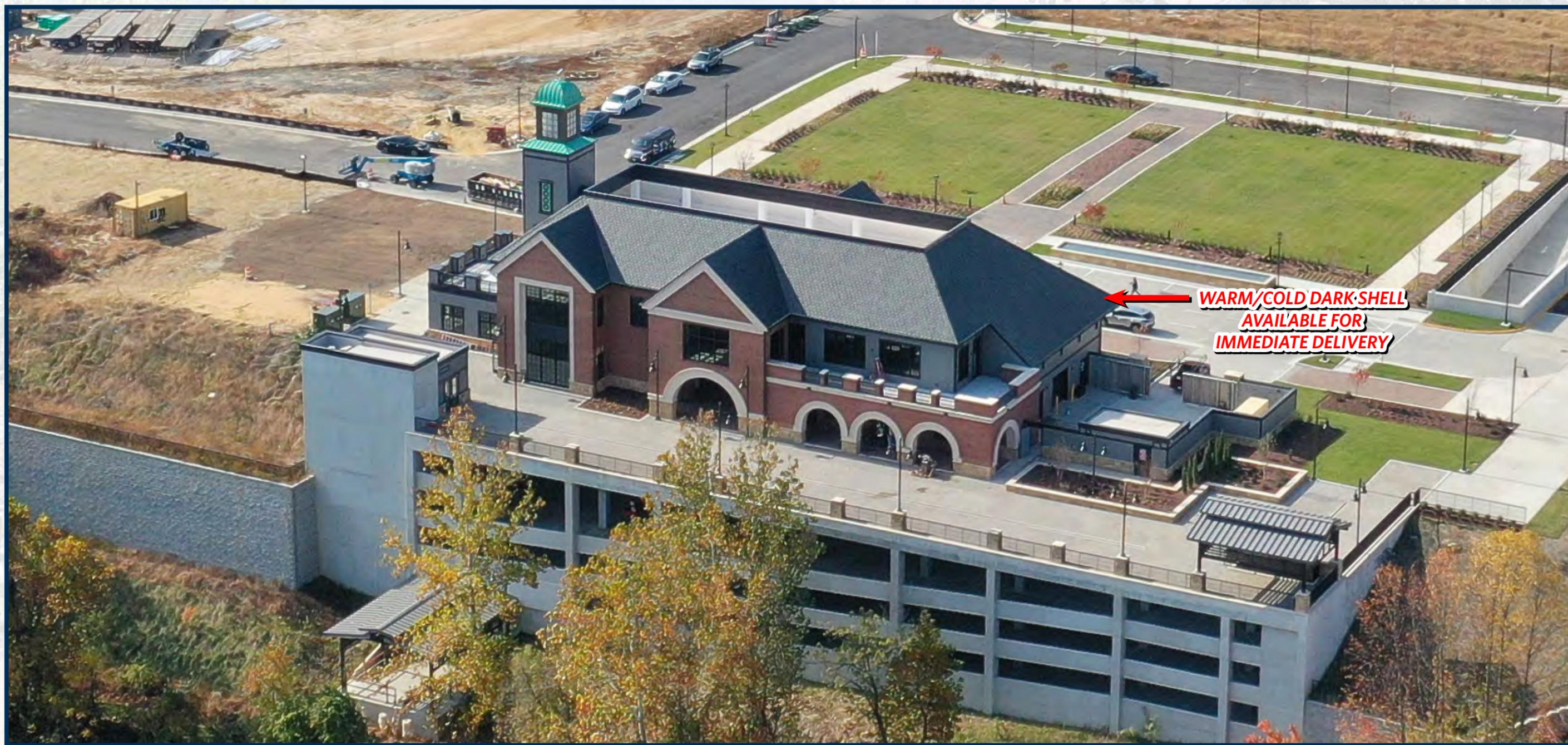
\*photo September 2025 with example signage

# PHOTOS *station, house)*



\*photo September 2025

# PHOTOS *station house*

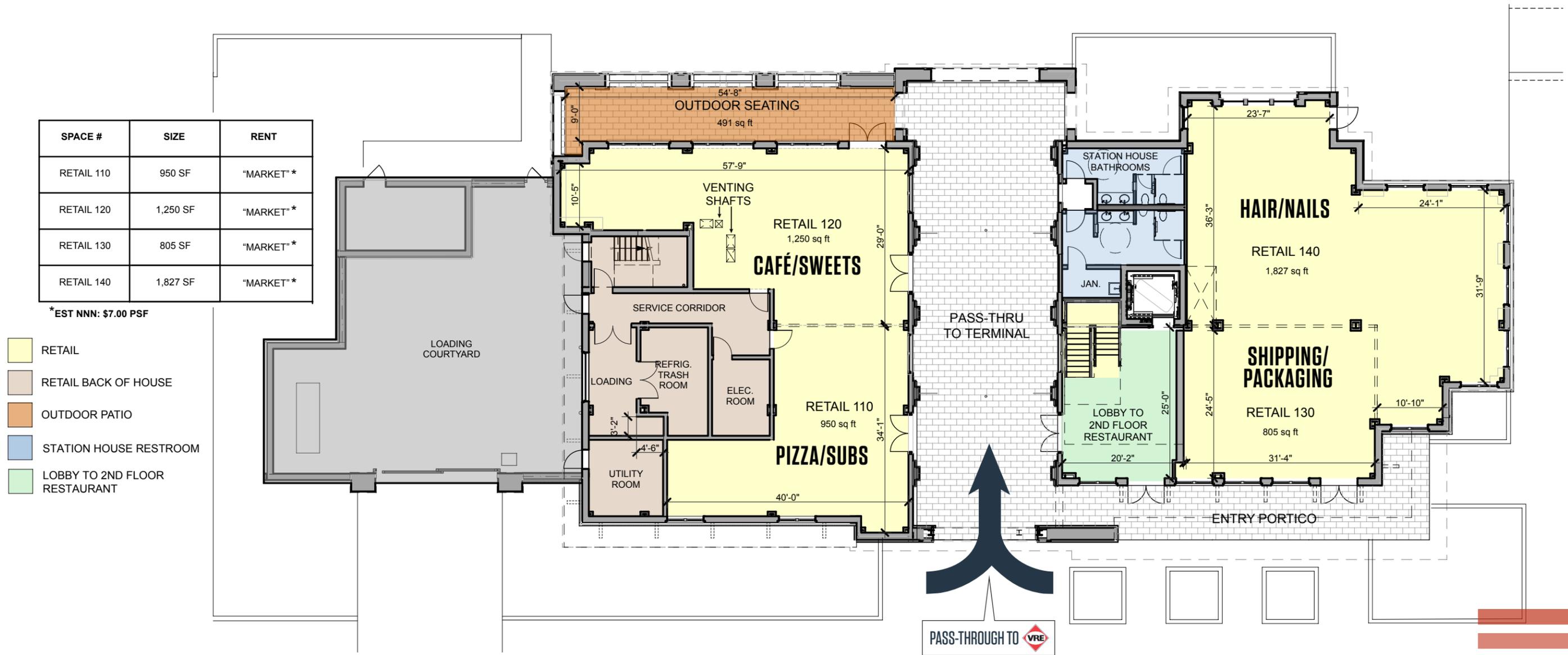


\*photo September 2025

# FLOOR PLAN *station house*

## FIRST FLOOR

Potomac River Side



Potomac Shores Community Side

# FLOOR PLAN *station house*

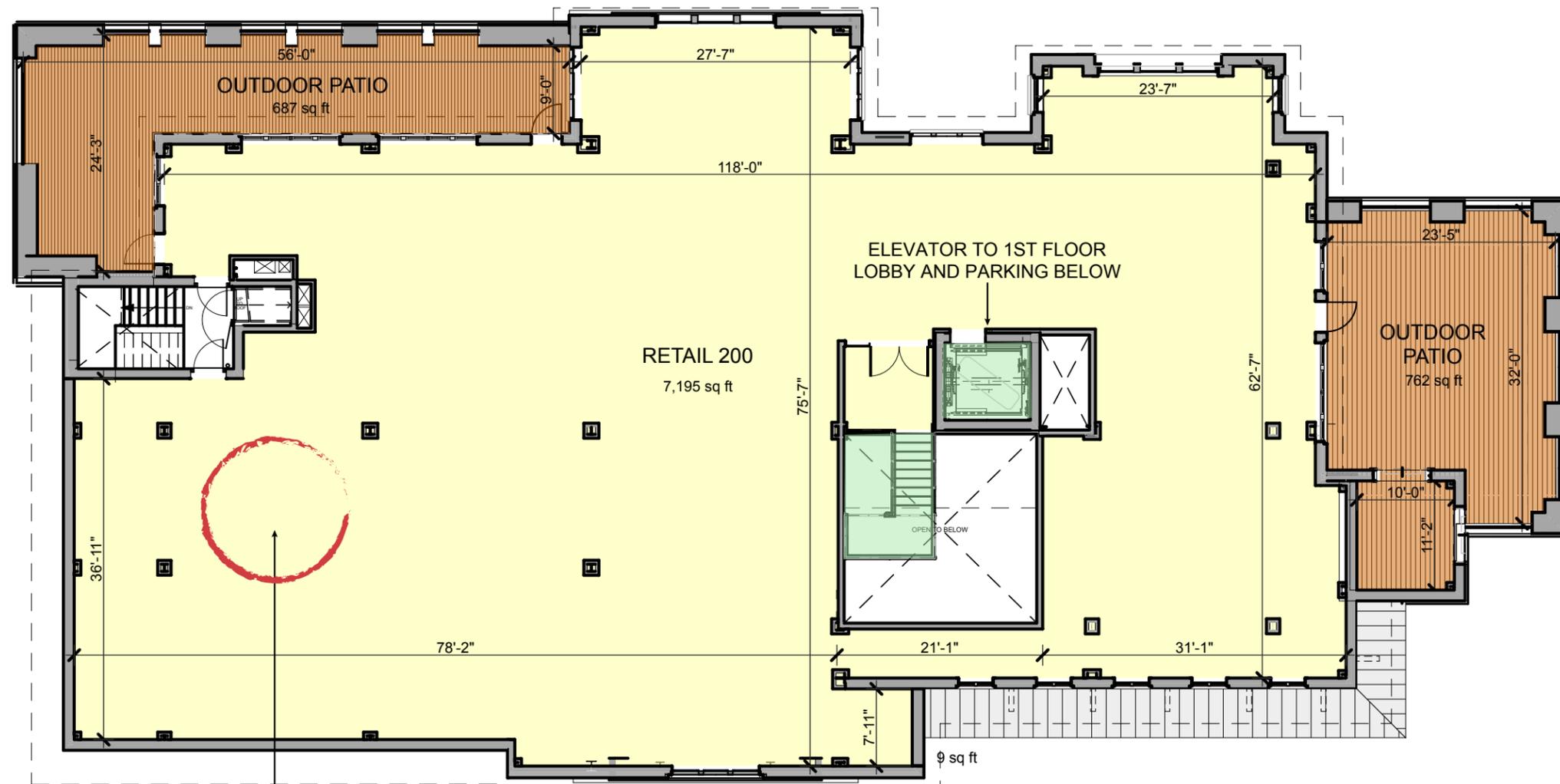
## SECOND FLOOR

Potomac River Side

SPACE #	SIZE	RENT
RETAIL 200	7,195 SF	"MARKET" *

\*EST NNN: \$7.00 PSF

- RETAIL
- RETAIL BACK OF HOUSE
- OUTDOOR PATIO
- ACCESS TO 1ST FLOOR RESTAURANT LOBBY



PROPOSED LOCATION FOR FUTURE  
DUMBWAITER FOR DELIVERIES  
& SEPARATE TRASH CHUTE

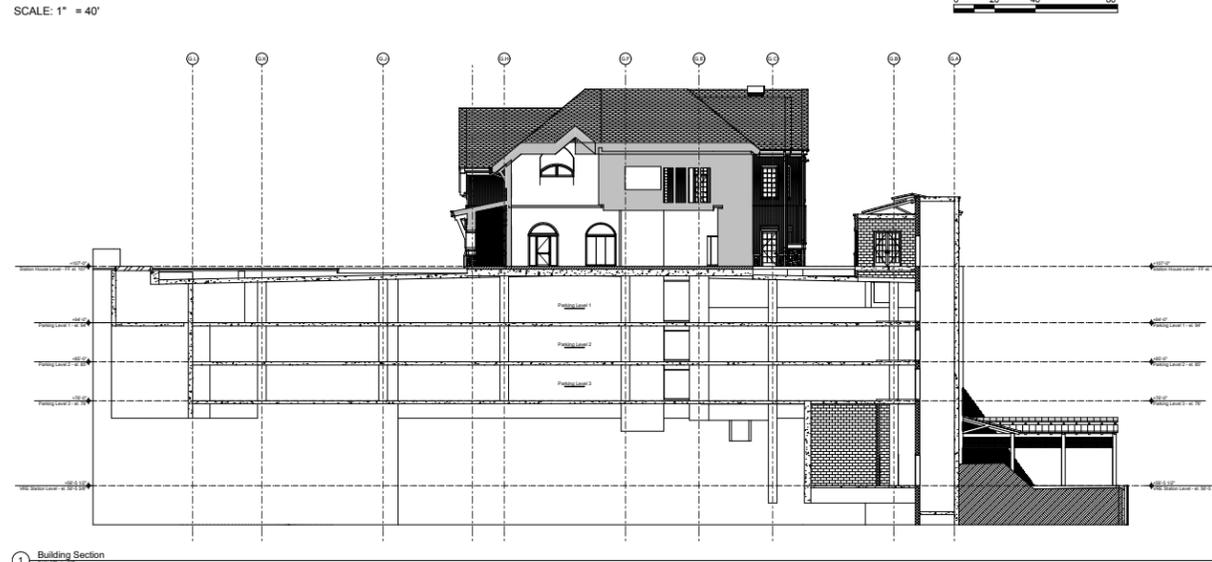
Potomac Shores Community Side



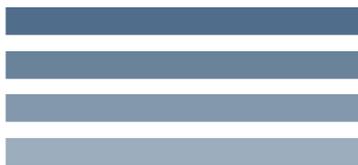
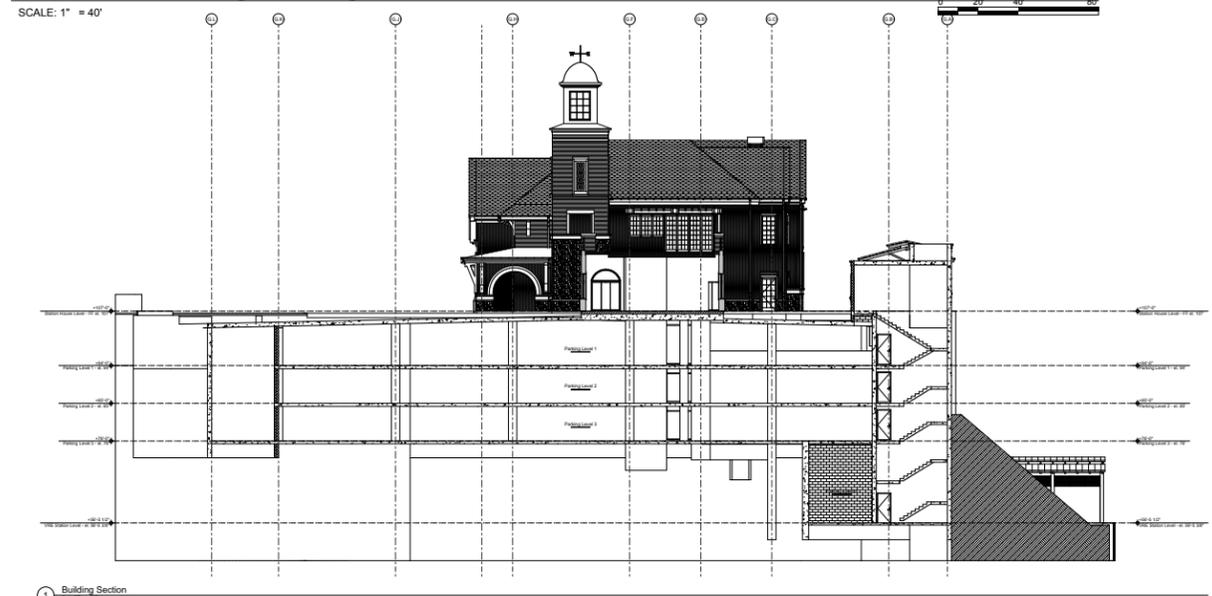
# STATION HOUSE *parking*

3 subterranean parking decks with over 350 parking spaces.

EW Section - through building arcade

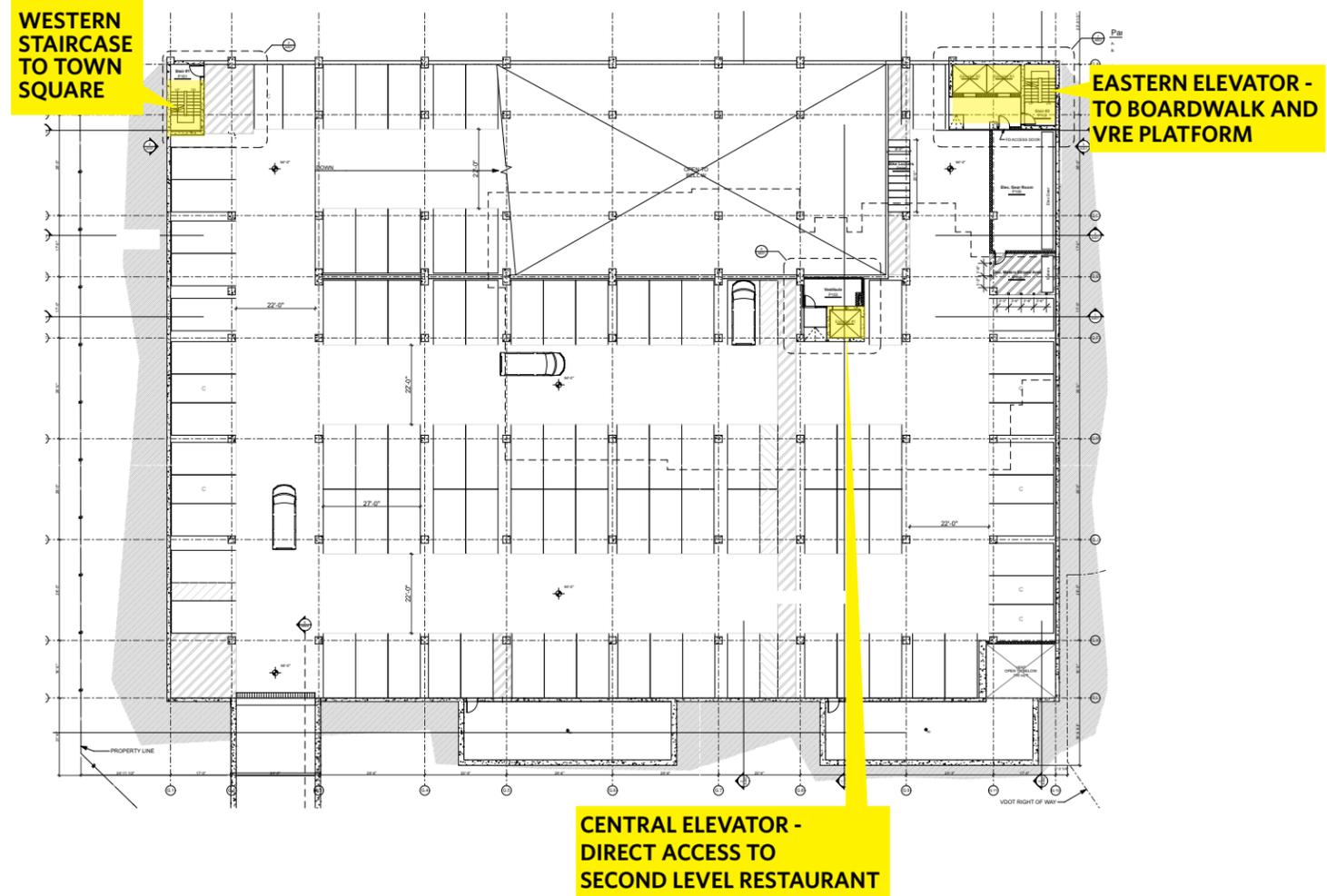


EW Section - through building exterior staircase

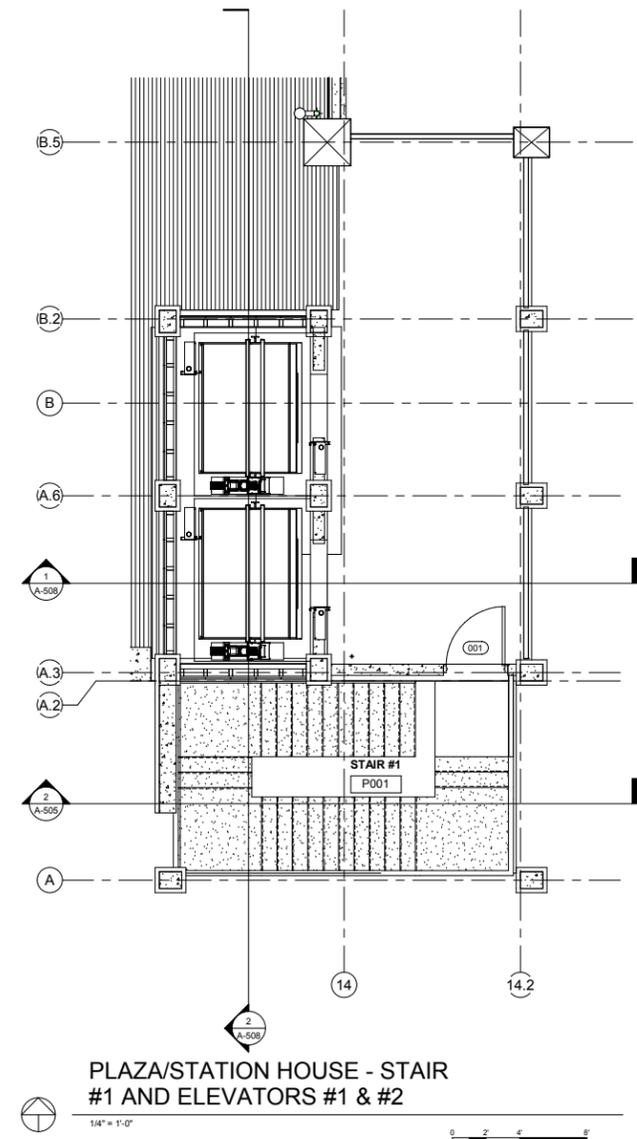


# GARAGE *parking*

## FIRST LEVEL PARKING DECK

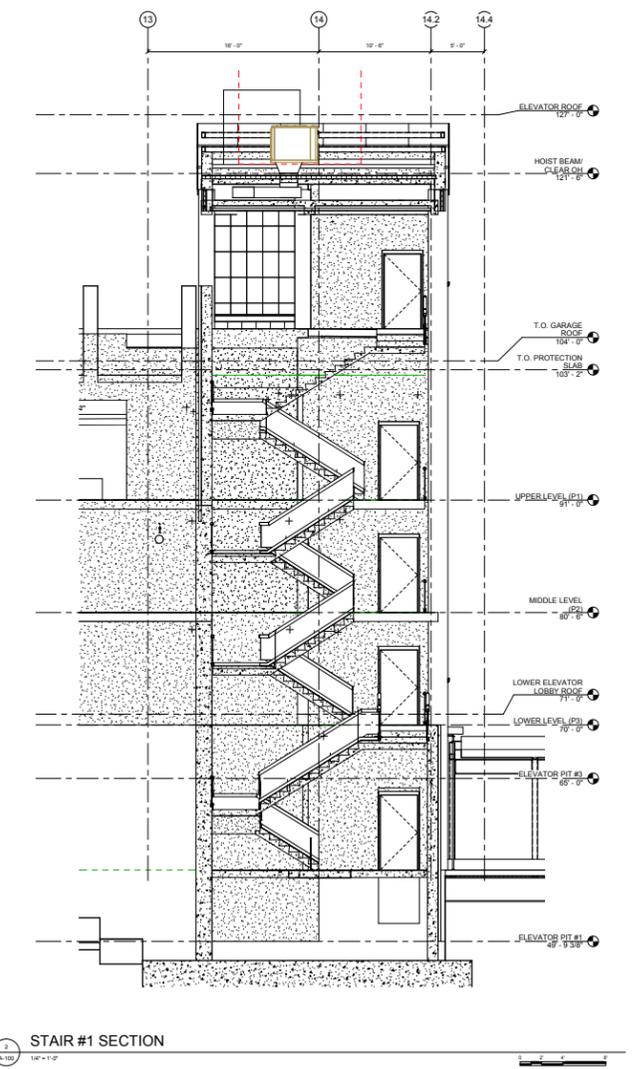


## ELEVATOR



PLAZA/STATION HOUSE - STAIR #1 AND ELEVATORS #1 & #2

## STAIRS



STAIR #1 SECTION

# CONCEPTUAL VISION *waterfront entertainment*



POTOMAC  
SHORES



TOWN CENTER

klnb

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