CEDAR PARK SHOPPING CENTER

VIENNA, VA



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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

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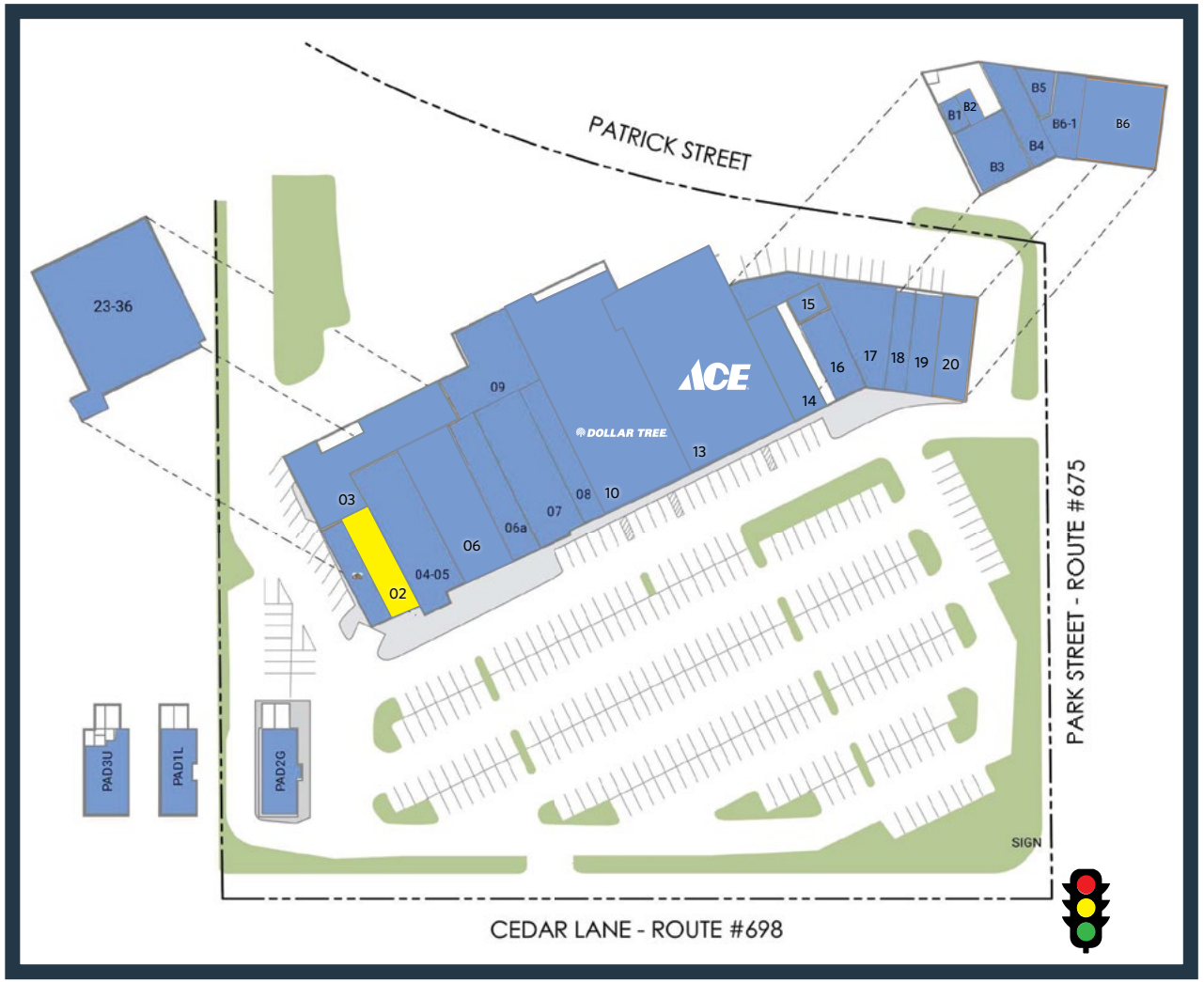
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BIRD'S EYE VIEW



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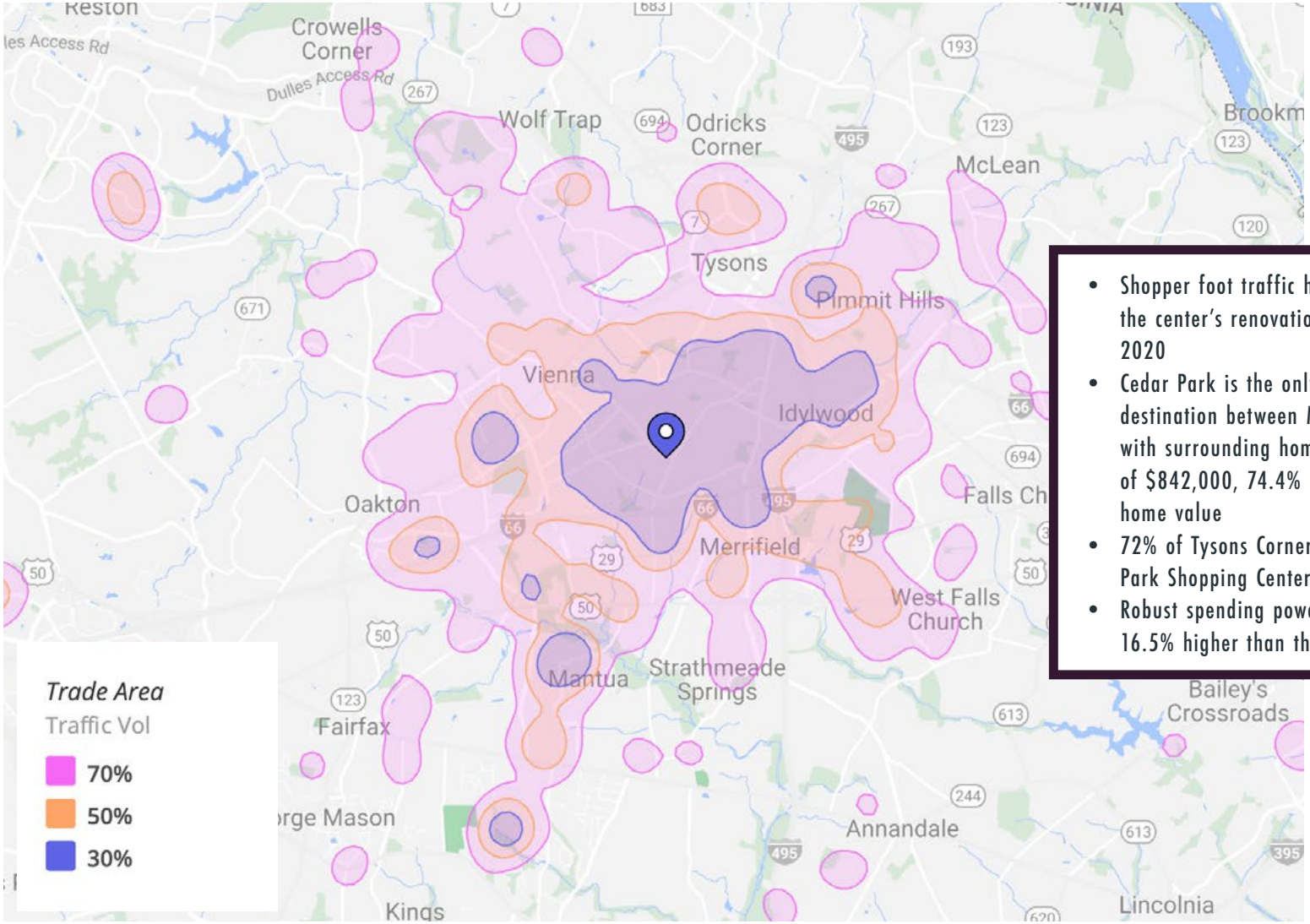
SITE PLAN



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 & Wax - Available 1/1/27**	**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	Royal Handi	3,310
08	Koji Sushi	1,500
09	Affordable Lawn Sprinkler	3,345
10	Dollar Tree	9,672
13	Ace Hardware	10,650
14	Starfit Studio	1,740
15	Rose Jasmine Flowers & Décor	525
16	Hair and Nail Spa	1,200
17	Chill Zone	2,675
18	Parcel Plus	845
19	Toby's Ice Cream	1,000
20	Redbird	1,353
23-36	Born 2 Dance	8,545

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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

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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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