SHOPS AT ARCOLA

SOUTH RIDING, VIRGINIA

JUST SIGNED:

FIREBIRDS WOOD FIRED GRILL

Inspire NAIL BAR

Tifa

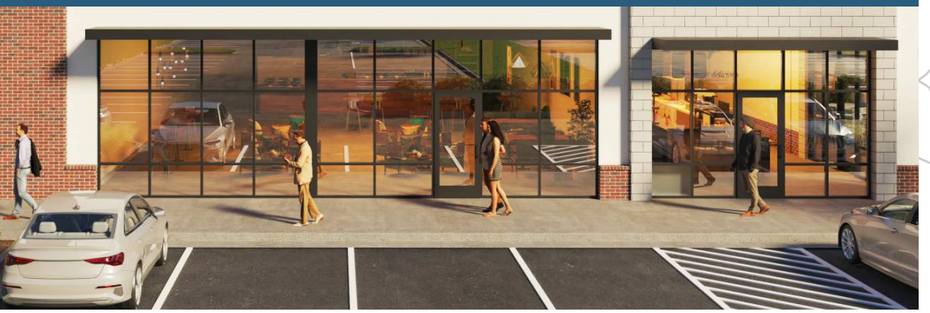
LAFAYETTE FEDERAL CREDIT UNION



SJC VENTURES

H&R RETAIL
A MEMBER OF CHAIN-LINKS RETAIL ADVISORS

SHOPS AT ARCOLA



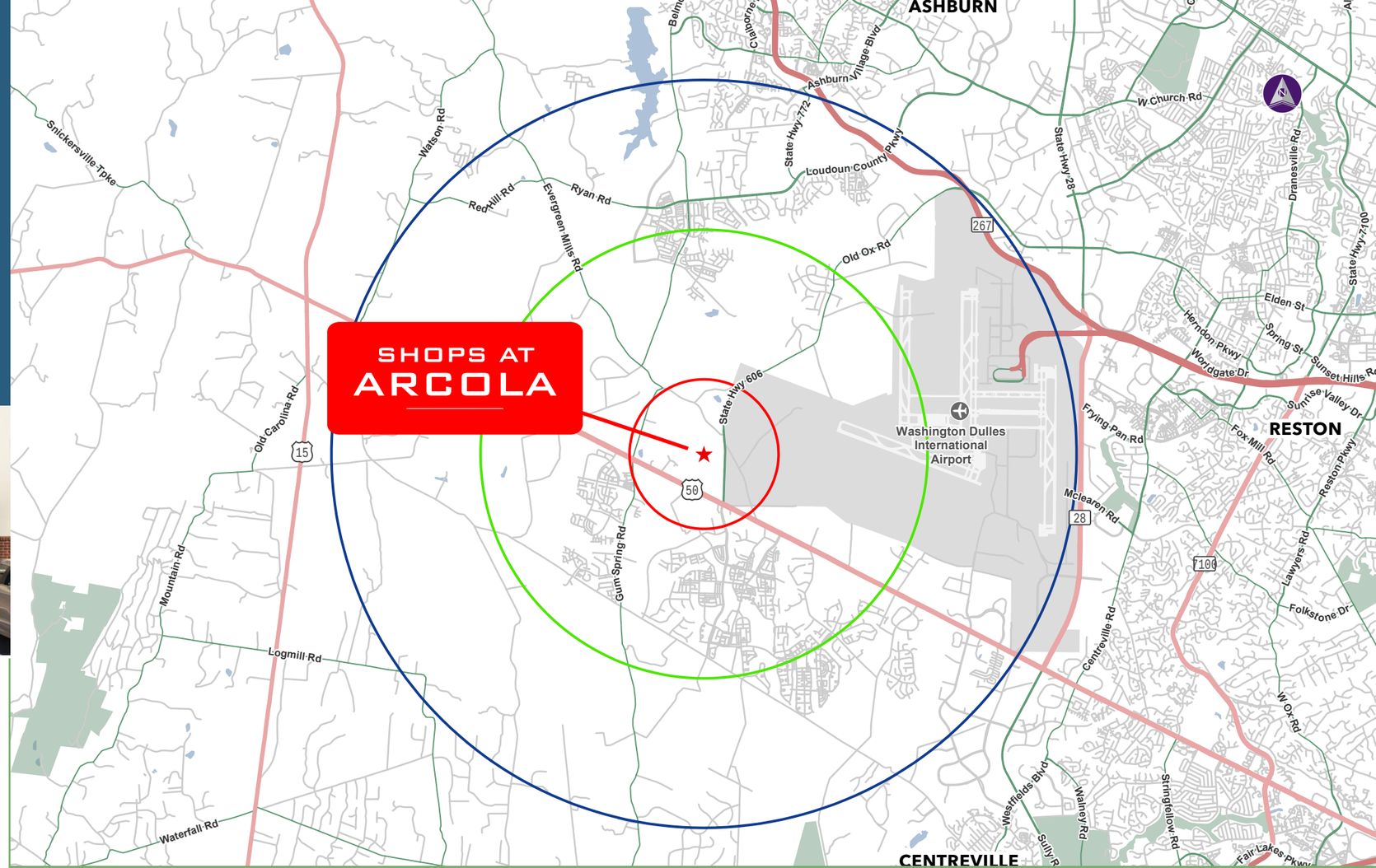
The Shops at Arcola is a new 85,512 SF ground-up retail development by SJC Ventures in the heart of South Riding, VA. This grocery-anchored project offers 55,980 SF of space for retailers and restaurants, benefiting from nearby retail highlights including a recently opened Target which shadow anchors the site, and Dulles Landing, a big box shopping center across the street. Located in a high-income area with a strong retail demand, this is an ideal opportunity for all types of tenants, from full service and fast casual F&B to service providers to retail brands.

PROJECT

- 82,512 SF development
- 55,980 SF of retail and restaurant
- 30,012 SF anchor
- Parking ratio: 5.95/1,000

TIMING

- **BUILDING 200:** 12/1/2027
- **BUILDING 300/400:** 2/1/2028
- **BUILDING 500:** 3/1/2028
- **BUILDING 700/800:** 4/1/2028
- **BUILDING 1000:** 5/1/2028



2026 TRADE AREA DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income	Total Businesses	Bachelor's/Grad/ Prof Degree
1 MILE	4,699	5,621	$221,652	246	64.6%
3 MILES	82,678	70,284	$257,657	1,813	75.4%
5 MILES	145,919	137,066	$260,743	3,878	75.5%

BRAMBLETON TOWN CENTER
Harris Teeter

621

7,500 AAWDT

NORTHSTAR BLVD

BELMONT RIDGE RD

10,000 AAWDT

LOUDOUN COUNTY PKWY

OLD OX RD

36,000 AAWDT

49,000 AAWDT

19,000 AAWDT

EXPECTED GROUNDBREAKING: SPRING 2026
COMPLETION: SPRING 2028

606

ALDI

SHOPS AT ARCOLA
TARGET

9,700 AAWDT

ARCOLA MILLS DR

ARCOLA BLVD

42,000 AAWDT

JOHN MOSBY HWY

705

STONE RIDGE
Harris Teeter

STONE SPRINGS RD

19,000 AAWDT

DULLES W BLVD 26,400 AAWDT

TALL CEDARS PKWY

22,000 AAWDT

50

44,000 AAWDT

46,000 AAWDT

DULLES LANDING
Walmart

BRADDOCK RD

NORTHSTAR BLVD

50,000 AAWDT

PROPOSED CEDAR TERRACE
LIFE TIME
PROPOSED

SOUTH RIDING MARKET SQUARE
Giant

18,000 AAWDT

620

8,800 AAWDT

19,000 AAWDT

WHITMAN FARM
LIDL
PLANNED

SOUTH RIDING T/C
Trivení Supermarket

EAST GATE MARKETPLACE
Harris Teeter

50

609

66,000 AAWDT

BRADDOCK RD

GUM SPRING RD

15,000 AAWDT

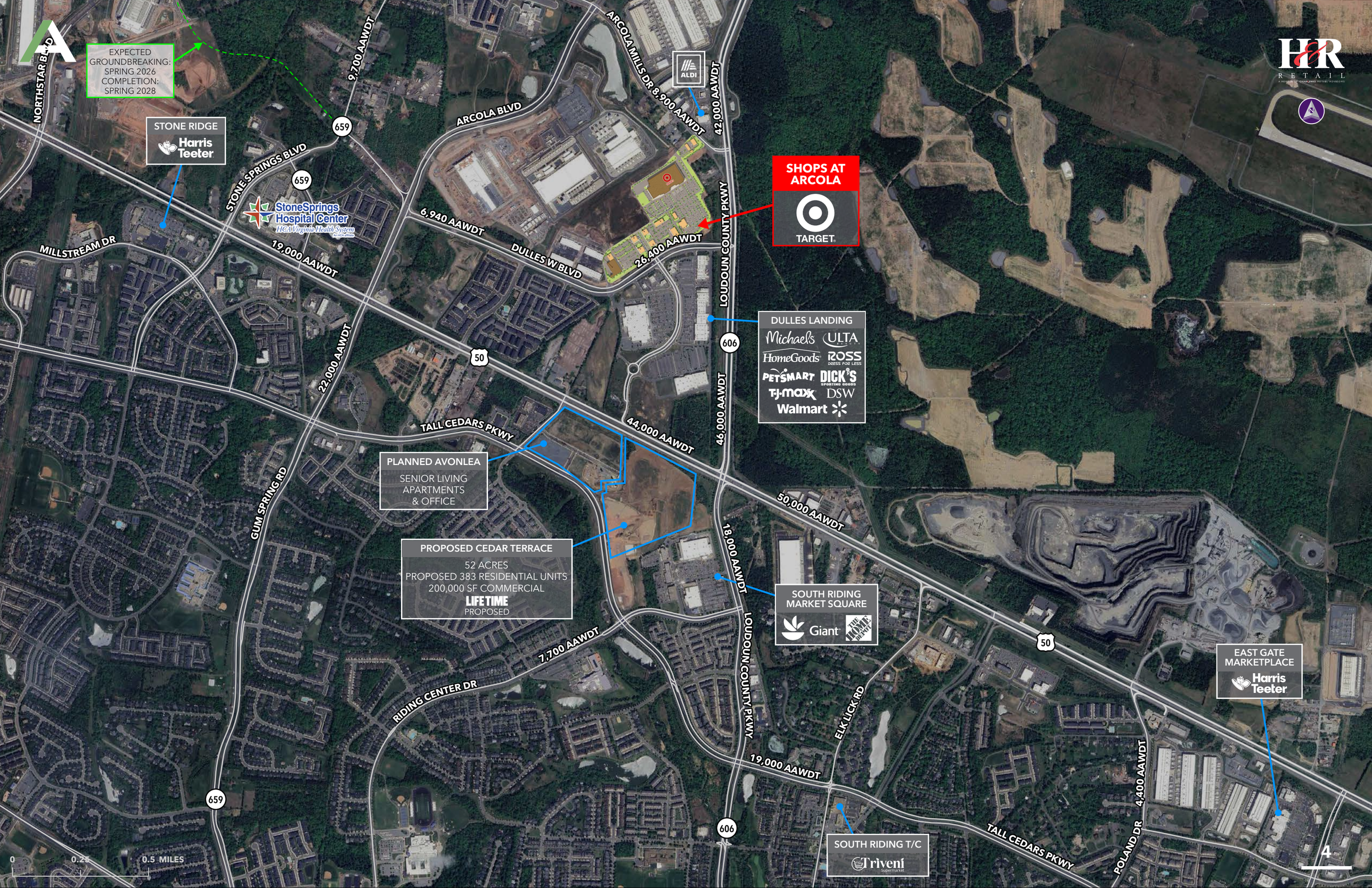
7,600 AAWDT

CHANTILLY CROSSING
COSTCO WHOLESALE
TARGET

DULLES INTERNATIONAL
- Served 29 Million Passengers in 2025
- 46 Airlines Operate Out of Dulles' 139 Gates
- Annual IAD Passenger Retail Spending in Virginia is $351.7M

0 1 2 MILES

3


EXPECTED GROUNDBREAKING: SPRING 2026
COMPLETION: SPRING 2028
NORTHSTAR BLVD
9,700 AAWDT
ARCOLA MILLS DR 8,900 AAWDT
ALDI
42,000 AAWDT
ARCOLA BLVD
659
STONE RIDGE
Harris Teeter
STONE SPRINGS BLVD
659
StoneSprings Hospital Center
HCA Virginia Health System
6,940 AAWDT
DULLES W BLVD
26,400 AAWDT
SHOPS AT ARCOLA
TARGET
LOUDOUN COUNTY PKWY
MILLSTREAM DR
19,000 AAWDT
DULLES LANDING
Michaels
ULTA
HomeGoods
ROSS
DRESS FOR LESS
PETSMART
DICK'S SPORTING GOODS
TJ maxx
DSW
Walmart
22,000 AAWDT
50
606
TALL CEDARS PKWY
44,000 AAWDT
46,000 AAWDT
PLANNED AVONLEA
SENIOR LIVING
APARTMENTS
& OFFICE
GUM SPRING RD
PROPOSED CEDAR TERRACE
52 ACRES
PROPOSED 383 RESIDENTIAL UNITS
200,000 SF COMMERCIAL
LIFE TIME
PROPOSED
50,000 AAWDT
18,000 AAWDT
SOUTH RIDING MARKET SQUARE
Giant
THE HOME DEPOT
7,700 AAWDT
RIDING CENTER DR
LOUDOUN COUNTY PKWY
ELK LICK RD
EAST GATE MARKETPLACE
Harris Teeter
19,000 AAWDT
4,400 AAWDT
TALL CEDARS PKWY
POLAND DR
SOUTH RIDING T/C
Triveni
Supermarket
659
606
0
0.25
0.5 MILES
4

SHEETZ

IHOP

ADVANCE AUTO PARTS

Wendy's

ALDI

ARCOLA MILLS DR

DULLES RUN DR

ARCOLA LANDING DR

TARGET

SHOPS AT ARCOLA

TARGET

SHOPS BLDG 200 8,410 SF

SHOPS BLDG 400 6,402 SF

SHOPS BLDG 500 9,984 SF

SHOPS BLDG 700 9,614 SF

GROCERY ANCHOR BLDG 100 30,012 SF

OWINGS RUN DR

SHOPS BLDG 1000 4,148 SF

JASPER RIDGE DR

SHOPS BLDG 300 6,407 SF

SHOPS BLDG 600 3,352 SF

SHOPS BLDG 800 11,212 SF

DULLES W BLVD

6,940 AAWDT (EXISTING)

26,400 AAWDT

LOUDOUN COUNTY PKWY

46,000 AAWDT

DULLES LANDING

Michaels · ULTA · HomeGoods · ROSS DRESS FOR LESS · PETSMART · DICK'S SPORTING GOODS · T.J.maxx · DSW · Walmart

LEGEND

Not A Part of Project | Available | At Lease | Leased

SHOPS AT ARCOLA

HR RETAIL
A MEMBER OF CHARLIANS RETAIL ADVISORS



LEGEND

- Not A Part of Project
- Available
- At Lease
- Leased


TENANT
TENANT
TENANT
TENANT

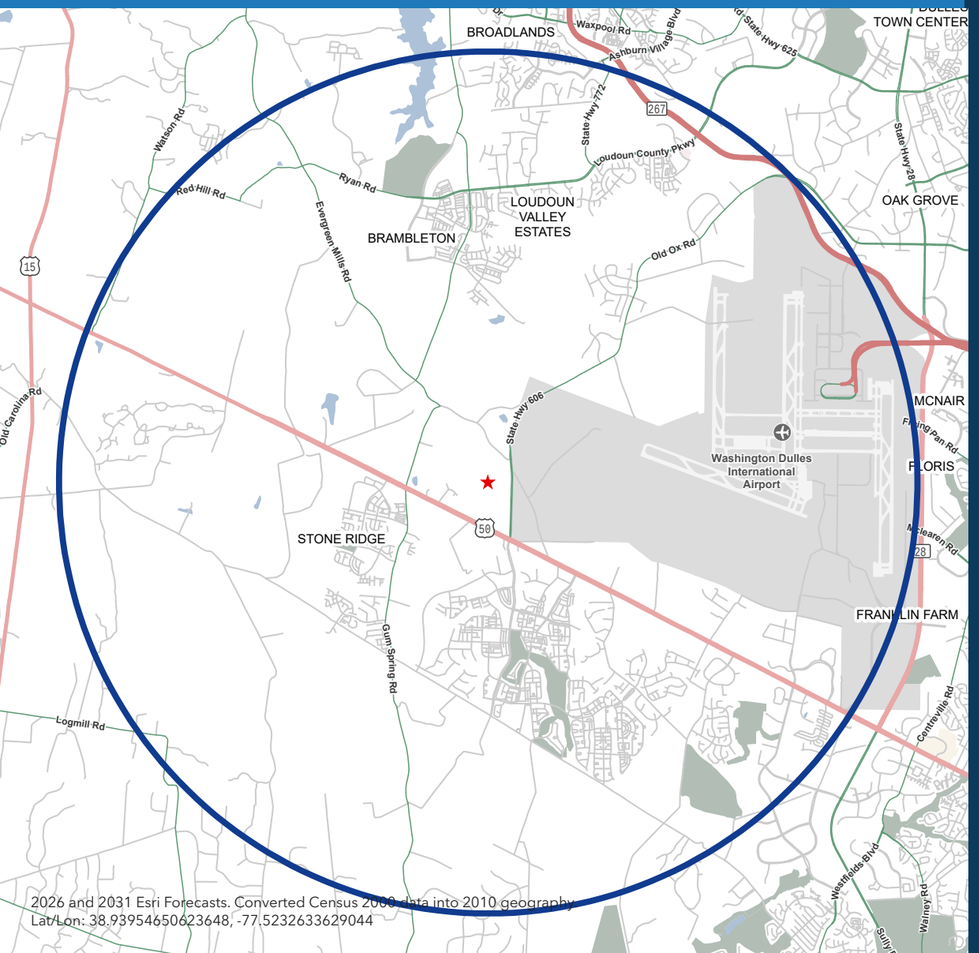

TENANT
TENANT
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SHOPS AT ARCOLA



South Riding, VA

DEMOGRAPHIC PROFILE (2026)
Shops at Arcola
3 mile ring



2026 and 2031 Esri Forecasts. Converted Census 2000 data into 2010 geography.
Lat/Lon: 38.93954650623648, -77.5232633629044

KEY FACTS

82,678	36.5	25,223
Population	Median Age	Households

EDUCATION

7%	38%	37%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

1,813	70,284	106
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$216,542
Median Household Income

$78,150
Per Capita Income

$257,657
AVERAGE HH INCOME ($)

TOP TAPESTRY SEGMENTS

L2 Professional Pride

20,700 (82.2%) of households

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

- Residents tend to shop at large retail establishments.
- They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.

H2 Boomburbs

3,180 (12.6%) of households

These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between $300,000 and $500,000. Nearly a third of households own three or more vehicles.

- Residents tend to shop at club stores and make purchases using online platforms.
- Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.

D3 Modern Minds

810 (3.2%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above $300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.

SHOPS AT ARCOLA

	1 MILE	3 MILES	5 MILES
POPULATION SUMMARY			
2020 Total Population	3,118	74,748	127,562
2026 Total Population	**4,699**	**82,678**	**145,919**
2026 Group Quarters	0	21	26
2031 Total Population	5,854	89,811	158,808
2026-2031 Annual Rate	4.49%	1.67%	1.71%
2026 Total Daytime Population	**5,621**	**70,284**	**137,066**
Workers	3,581	33,534	70,943
Residents	2,040	36,750	66,123
2026 POPULATION BY AGE			
Population Age 0 - 4	8.0%	6.9%	6.9%
Population Age 5 - 9	9.3%	8.8%	8.6%
Population Age 10 - 14	8.7%	9.6%	9.5%
Population Age 15 - 24	11.6%	12.9%	13.0%
Population Age 25 - 34	12.1%	9.6%	9.7%
Population Age 35 - 44	19.9%	17.2%	17.1%
Population Age 45 - 54	17.8%	19.8%	19.4%
Population Age 55 - 64	8.0%	9.6%	9.8%
Population Age 65 - 74	4.7%	4.5%	4.6%
Population Age 75 - 84	2.0%	2.2%	2.2%
Population Age 85 +	0.3%	0.4%	0.4%
Population Age 18 +	69.5%	69.6%	69.7%
Median Age	**35.1**	**36.5**	**36.5**
2025 POPULATION BY SEX			
Male Population	2,103	41,594	72,844
Female Population	2,160	42,466	73,707
2026 POPULATION BY RACE/ETHNICITY			
White Alone	27.6%	34.4%	37.6%
Black Alone	12.6%	8.5%	8.0%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	46.6%	44.4%	41.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	2.6%	3.0%
Two or More Races	9.1%	9.8%	9.9%
Hispanic Origin	8.7%	7.9%	8.6%
Diversity Index	73.2	71.5	72.4

	1 MILE	3 MILES	5 MILES
2026 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	3,476	61,766	109,326
Never Married	22.8%	24.2%	25.0%
Married	69.3%	68.0%	67.8%
Widowed	0.9%	2.2%	1.9%
Separated or Divorced	7.0%	5.5%	5.3%
2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	**2,929**	**51,089**	**90,341**
Less than 9th Grade	1.2%	2.2%	2.2%
9th - 12th Grade, No Diploma	3.9%	1.4%	1.4%
High School Graduate	14.7%	6.6%	7.1%
GED/Alternative Credential	0.3%	0.5%	0.6%
Some College, No Degree	11.8%	8.4%	8.0%
Associate Degree	3.5%	5.5%	5.1%
Bachelor's Degree	34.0%	38.1%	39.1%
Graduate/Professional Degree	30.6%	37.3%	36.4%
HOUSEHOLDS SUMMARY			
2020 Households	1,057	22,715	38,353
2020 Average Household Size	2.95	3.29	3.33
2026 Households	**1,596**	**25,223**	**43,885**
2026 Average Household Size	2.94	3.28	3.32
2031 Households	1,975	27,510	47,887
2031 Average Household Size	2.96	3.26	3.32
2026-2031 Annual Rate	4.35%	1.75%	1.76%
2020 Families	1,166	14,971	30,171
2020 Average Family Size	2.85	3.04	3.02
2026 Families	1,182	21,381	37,369
2026 Average Family Size	3.48	3.56	3.61
2031 Families	1,446	23,236	40,676
2031 Average Family Size	3.53	3.56	3.61
2026-2031 Annual Rate	4.11%	1.68%	1.71%
HOUSING UNIT SUMMARY			
2026 Housing Units	**1,653**	**25,767**	**45,100**
Owner Occupied Housing Units	71.5%	87.0%	86.2%
Renter Occupied Housing Units	28.5%	13.0%	13.8%
Vacant Housing Units	3.5%	2.1%	2.7%

	1 MILE	3 MILES	5 MILES
2026 HOUSEHOLDS BY INCOME			
<$15,000	0.9%	1.1%	1.3%
$15,000 - $24,999	0.7%	0.8%	1.0%
$25,000 - $34,999	3.5%	1.8%	1.3%
$35,000 - $49,999	1.7%	1.3%	1.6%
$50,000 - $74,999	10.3%	4.5%	4.6%
$75,000 - $99,999	11.0%	5.7%	5.3%
$100,000 - $149,999	10.9%	12.3%	11.7%
$150,000 - $199,999	16.7%	16.5%	15.2%
$200,000+	44.6%	55.9%	58.1%
Average Household Income	**$221,652**	**$257,657**	**$260,743**
Median Household Income	$180,363	$216,542	$221,663
Per Capita Income	$76,308	$78,150	$84,649
2026 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	1,140	21,953	37,821
<$50,000	0.3%	0.2%	0.3%
$50,000 - $99,999	0.1%	0.0%	0.5%
$100,000 - $149,999	0.0%	0.2%	0.3%
$150,000 - $199,999	0.2%	0.1%	0.1%
$200,000 - $249,999	0.1%	0.0%	0.1%
$250,000 - $299,999	0.5%	0.3%	0.3%
$300,000 - $399,999	5.7%	1.6%	1.4%
$400,000 - $499,999	9.6%	4.9%	4.4%
$500,000 - $749,999	28.8%	25.9%	23.1%
$750,000 - $999,999	36.0%	45.3%	41.9%
$1,000,000 +	18.9%	21.5%	27.8%
Average Home Value	**$809,772**	**$873,707**	**$915,731**
2026 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	2,694	46,219	80,076
Agriculture/Mining	0.0%	0.2%	0.3%
Construction	4.0%	3.4%	3.3%
Manufacturing	3.0%	3.8%	3.5%
Wholesale Trade	0.9%	0.7%	0.7%
Retail Trade	6.8%	6.3%	6.3%
Transportation/Utilities	2.1%	2.9%	2.7%
Information	5.0%	4.0%	4.0%
Finance/Insurance/Real Estate	11.7%	9.3%	9.6%
Services	57.1%	61.4%	61.0%
Public Administration	9.2%	8.2%	8.4%

	1 MILE	3 MILES	5 MILES
2026 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	**88.1%**	**84.8%**	**84.6%**
Management/Business/Financial	27.1%	29.4%	29.8%
Professional	45.6%	42.7%	42.1%
Sales	5.9%	5.6%	6.2%
Administrative Support	9.5%	7.1%	6.7%
Services	5.4%	9.7%	9.7%
Blue Collar	**6.5%**	**5.6%**	**5.6%**
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	0.8%	1.2%	1.2%
Installation/Maintenance/Repair	1.7%	0.9%	1.1%
Production	2.6%	1.1%	0.9%
Transportation/Material Moving	1.3%	2.3%	2.2%
2026 CONSUMER SPENDING			
Apparel & Services: Total $	$7,515,400	$132,790,368	$234,072,159
Average Spent	$4,708.92	$5,264.65	$5,333.76
Education: Total $	$5,647,054	$111,897,689	$196,676,163
Average Spent	$3,538.25	$4,436.34	$4,481.63
Entertainment/Recreation: Total $	$12,169,614	$224,336,050	$394,950,310
Average Spent	$7,625.07	$8,894.11	$8,999.67
Food at Home: Total $	$21,771,951	$378,162,828	$668,248,444
Average Spent	$13,641.57	$14,992.78	$15,227.26
Food Away from Home: Total $	$13,152,822	$234,563,052	$413,352,528
Average Spent	$8,241.12	$9,299.57	$9,418.99
Health Care: Total $	$21,676,391	$389,957,444	$688,087,450
Average Spent	$13,581.70	$15,460.39	$15,679.33
HH Furnishings & Equipment: Total $	$8,155,806	$148,482,314	$261,609,847
Average Spent	$5,110.15	$5,886.78	$5,961.26
Personal Care Products & Services: Total $	$3,366,846	$60,348,058	$106,355,116
Average Spent	$2,109.55	$2,392.58	$2,423.50
Shelter: Total $	$78,878,305	$1,397,262,840	$2,464,473,844
Average Spent	$49,422.50	$55,396.38	$56,157.54
Support Payments/Cash Contributions/ Gifts in Kind: Total $	$8,996,692	$164,657,391	$289,836,790
Average Spent	$5,637.03	$6,528.07	$6,604.46
Travel: Total $	$10,363,229	$200,093,628	$351,529,382
Average Spent	$6,493.25	$7,932.98	$8,010.24
Vehicle Maintenance & Repairs: Total $	$3,490,284	$60,745,830	$107,286,671
Average Spent	$2,186.89	$2,408.35	$2,444.72

2026 and 2031 Esri Forecasts. Converted Census 2010 data into 2020 geography.

Lat/Lon: 38.93855601339714, -77.52395706414202

SHOPS AT ARCOLA

SOUTH RIDING, VIRGINIA







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