

COMING SOON  
*our mom Eugenia*

# WESTBARD SQUARE





# WHERE IT ALL COMES TOGETHER

The Westwood Shopping Center has been a cornerstone of the Bethesda community for generations. At the new Westbard Square, we have enhanced everything locals love about this treasured neighborhood staple, creating a dynamic gathering place where shoppers can run a quick errand or stay awhile to catch up with family and friends.

# TRADE AREA & DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	Trade Area
Population	20,342	153,708	47,612
Per Capita Income	\$133,181	\$129,811	\$133,772
Average Household Income	\$298,749	\$296,836	\$327,300
Income Above \$150,000	59.7%	60.6%	65.7%
Median Home Value	\$1,231,619	\$1,291,614	\$1,285,162
Total Daytime Population	20,471	204,711	52,560
Higher Education Degree	86%	88.7%	87.7%

**44%**

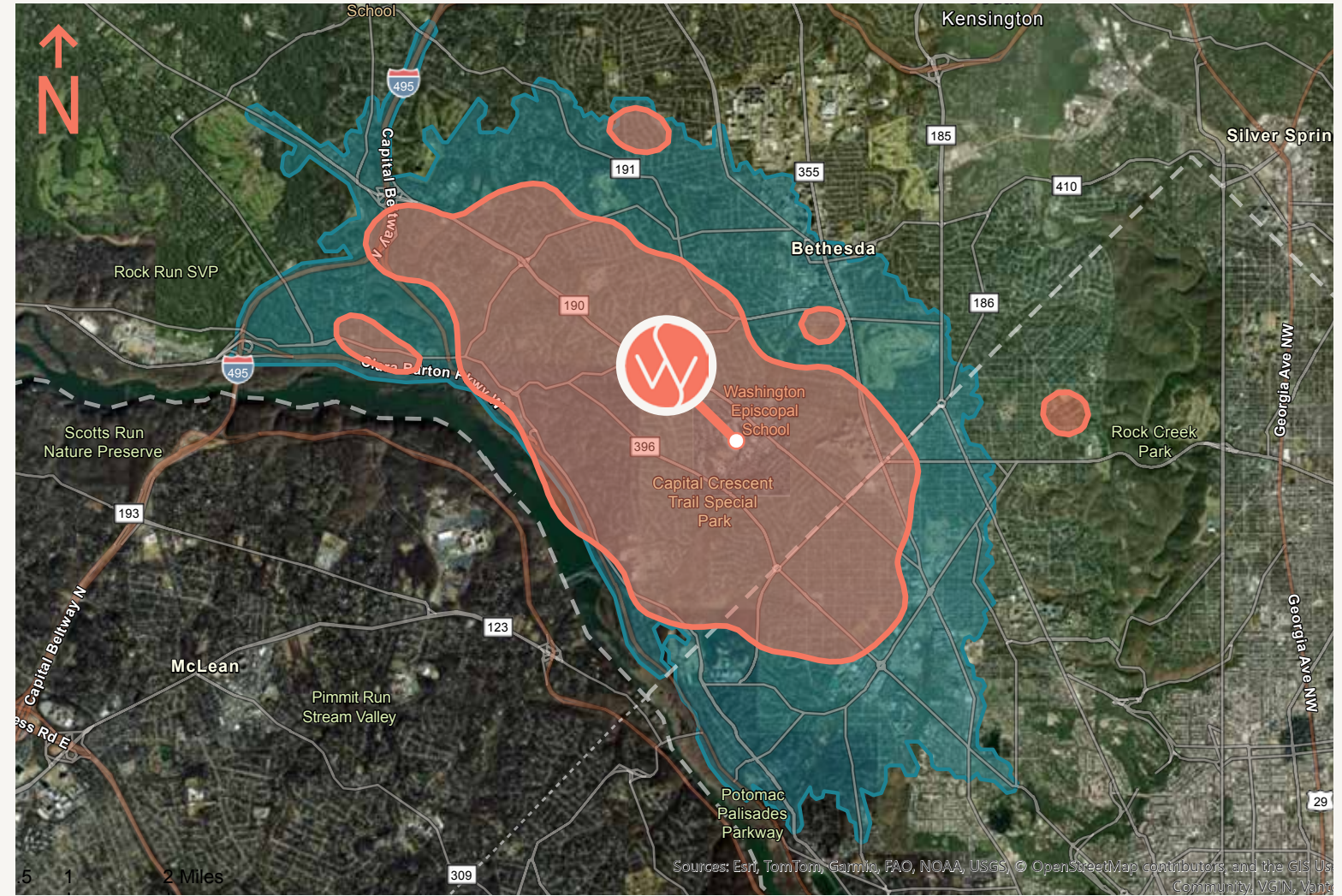
**Ultra Wealthy Families**

Age 45-64, Ultra-High-Net-Worth Households, Family-Oriented, Exceptionally High Disposable Income

**26%**

**Educated Urbanites**

Age 24-35, Affluent Suburban & Highly Educated Households, Young Professionals Living In Dense Urban Areas

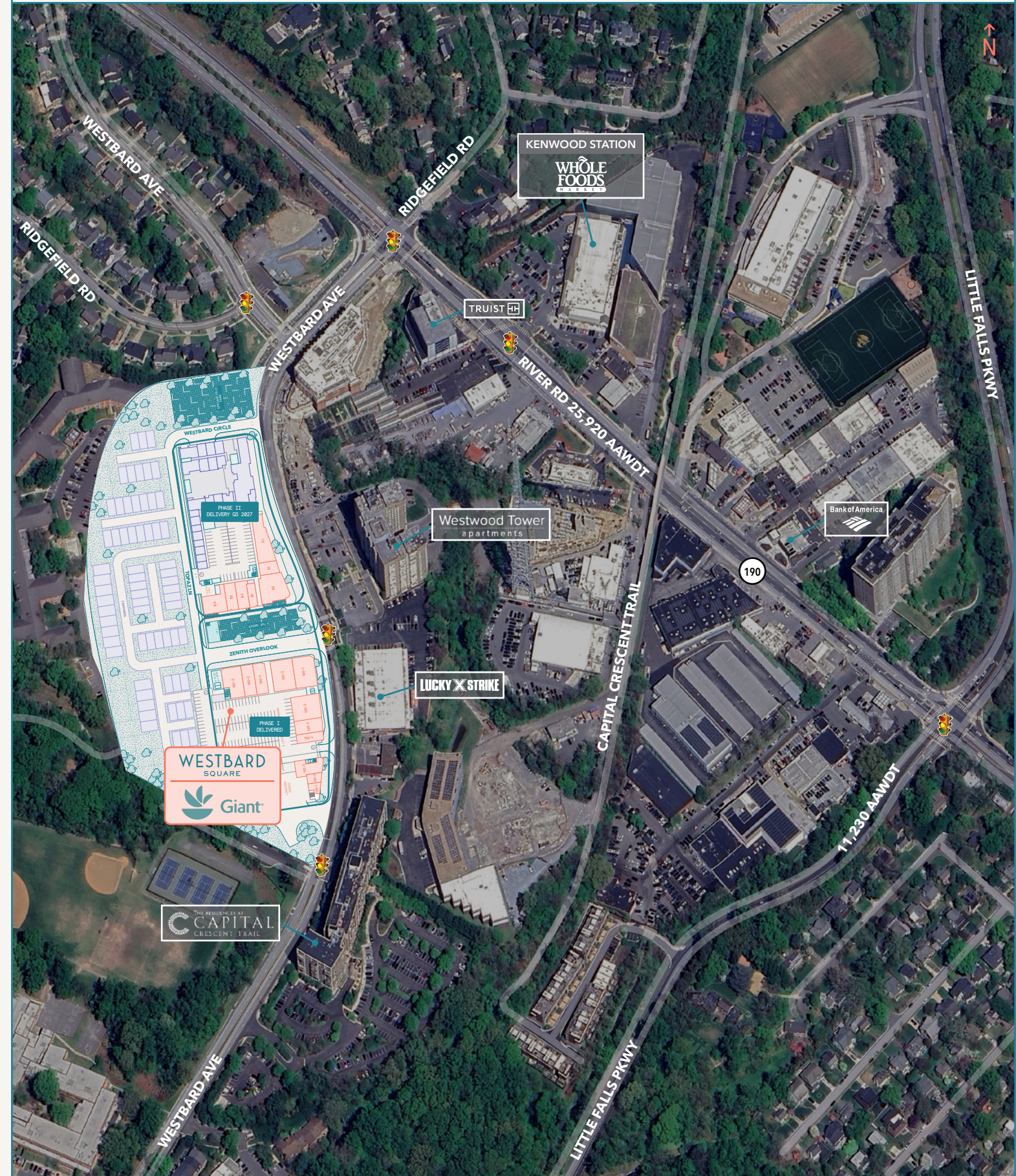


## Westbard Square

	Primary Trade Area	10 Minute Drivetime
Population	47,612	104,905
Daytime Population	52,560	135,870
Households	19,456	45,015
Household Average Income	\$327,300	\$301,334
Household Median Income	\$219,152	\$199,791
Education (College Degree +)	87.7%	88.7%

# COMMITTED TO COMMUNITY

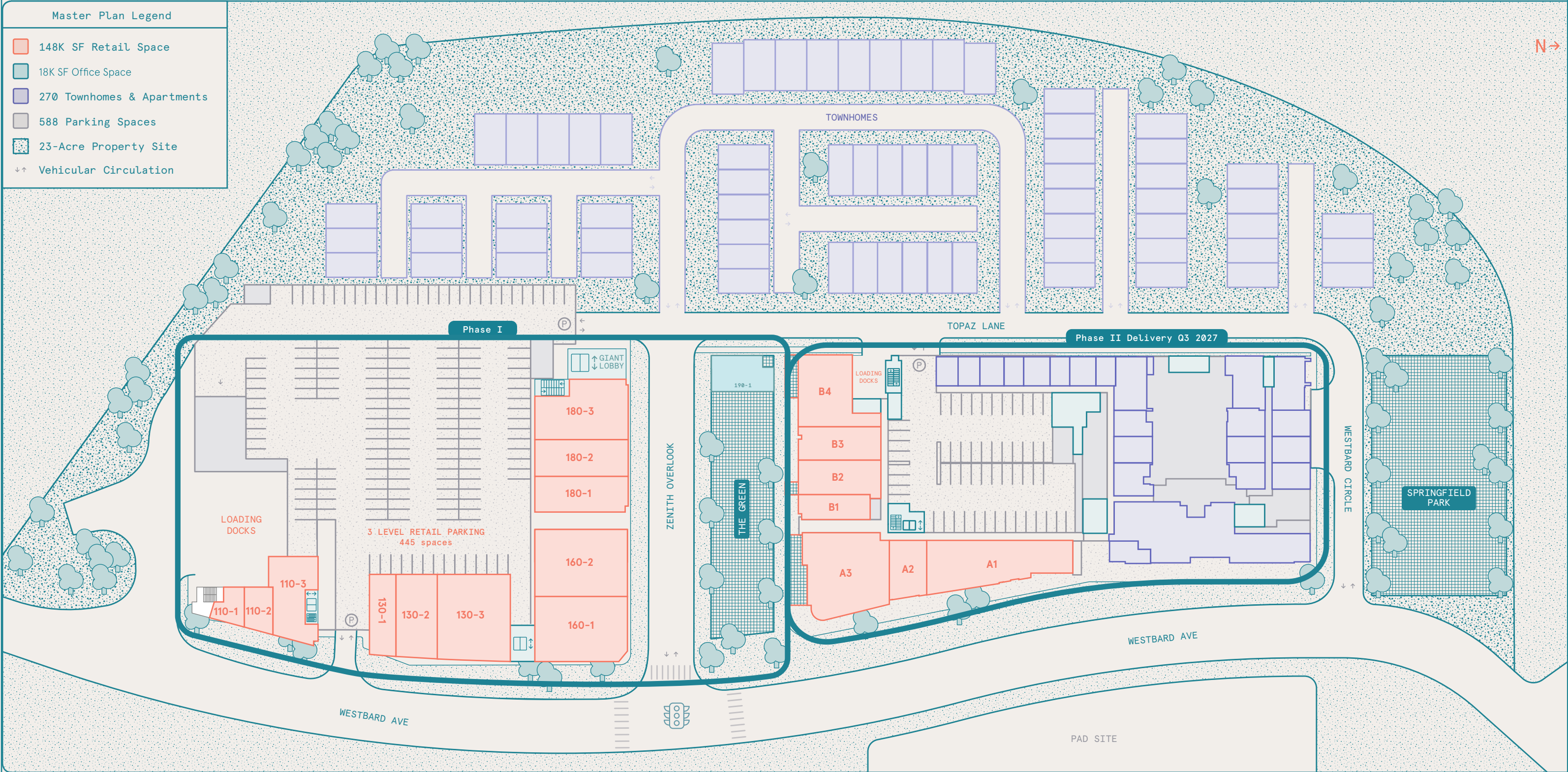
At Westbard Square, we are committed to supporting local retailers while providing a desirable neighborhood destination to satisfy shoppers' daily needs. The property boasts a dynamic mix of new, neighborhood-serving retail and restaurants while preserving the established shops residents have come to rely on. In addition of a central green offers scenic gathering spaces and community-focused activities and amenities.



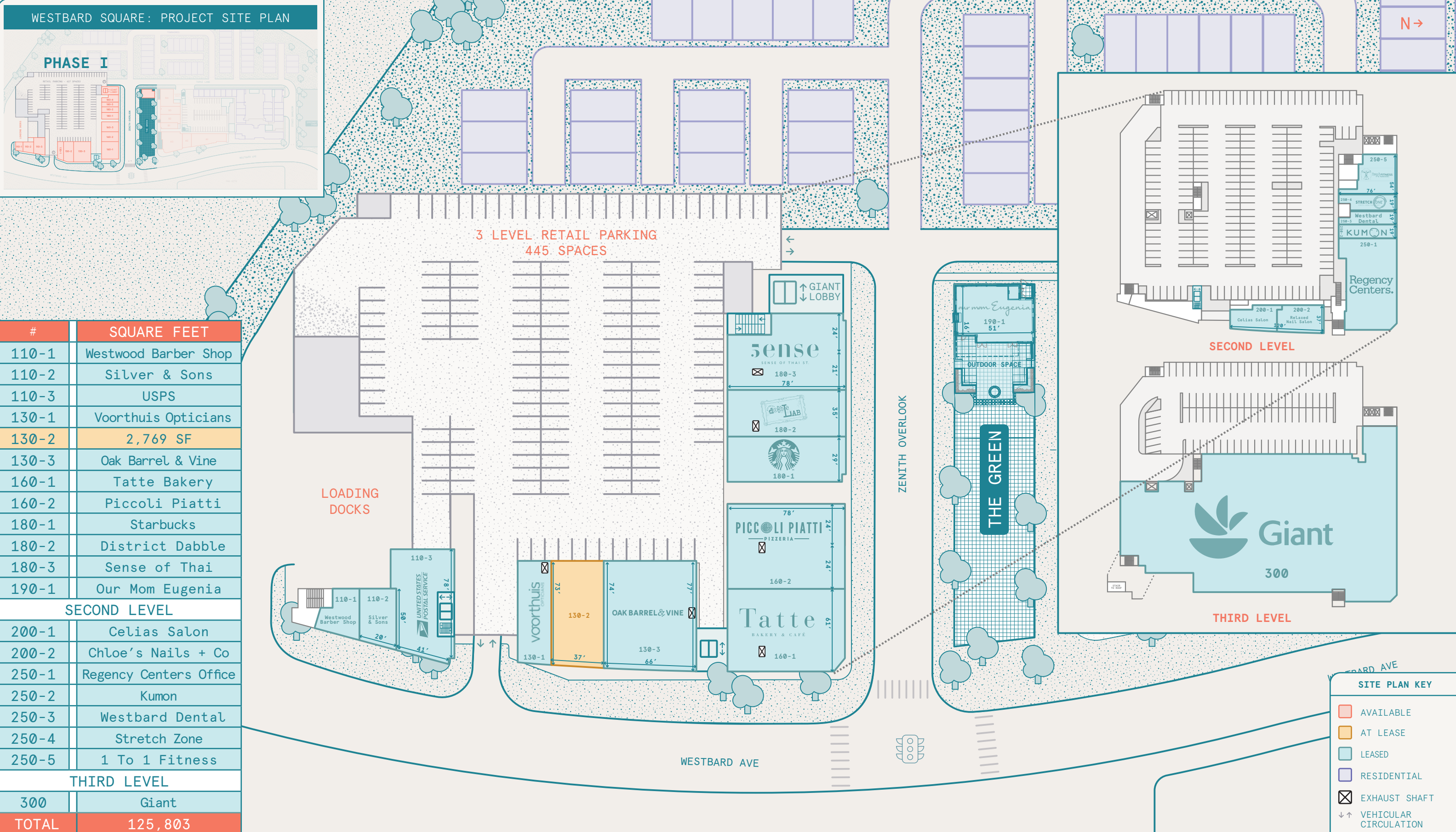
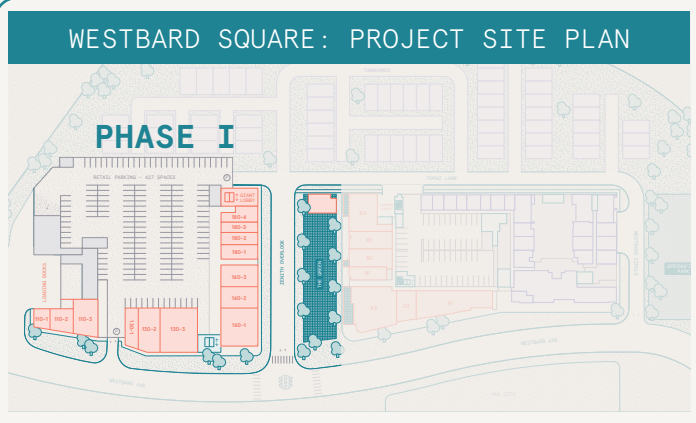
# WESTBARD SQUARE PROJECT SITE PLAN

**Master Plan Legend**

- 148K SF Retail Space
- 18K SF Office Space
- 270 Townhomes & Apartments
- 588 Parking Spaces
- 23-Acre Property Site
- ↕↕ Vehicular Circulation



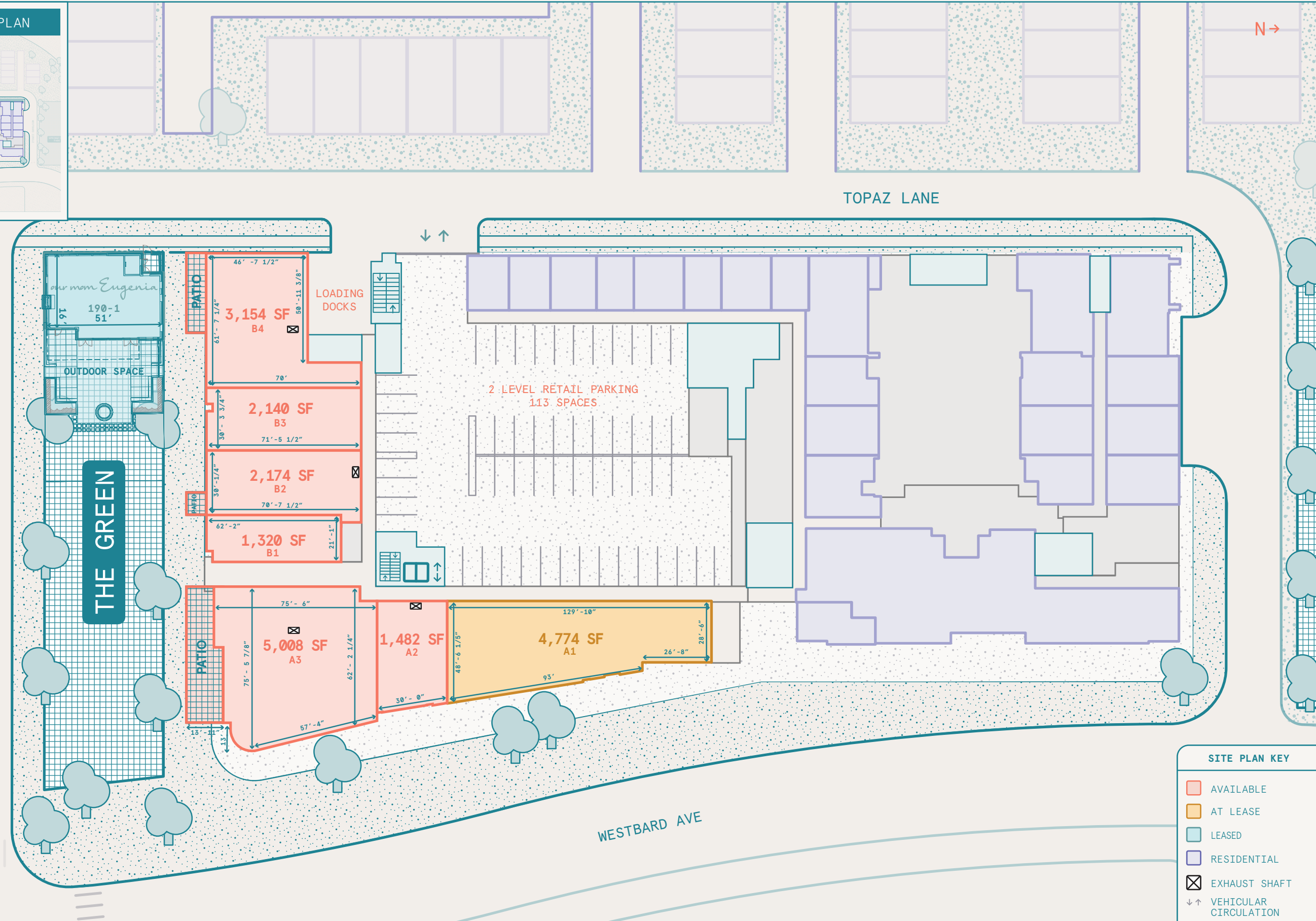
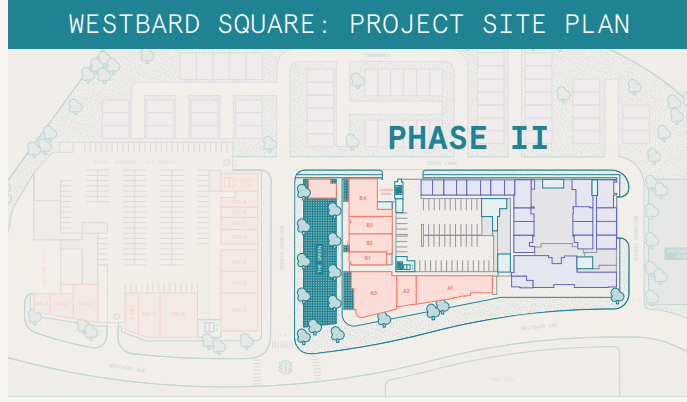
WESTBARD SQUARE - PHASE I



#	SQUARE FEET
110-1	Westwood Barber Shop
110-2	Silver & Sons
110-3	USPS
130-1	Voorthuis Opticians
130-2	2,769 SF
130-3	Oak Barrel & Vine
160-1	Tatte Bakery
160-2	Piccoli Piatti
180-1	Starbucks
180-2	District Dabble
180-3	Sense of Thai
190-1	Our Mom Eugenia
<b>SECOND LEVEL</b>	
200-1	Celias Salon
200-2	Chloe's Nails + Co
250-1	Regency Centers Office
250-2	Kumon
250-3	Westbard Dental
250-4	Stretch Zone
250-5	1 To 1 Fitness
<b>THIRD LEVEL</b>	
300	Giant
<b>TOTAL</b>	<b>125,803</b>

SITE PLAN KEY	
<span style="color: red;">■</span>	AVAILABLE
<span style="background-color: orange;">■</span>	AT LEASE
<span style="background-color: lightblue;">■</span>	LEASED
<span style="background-color: lightpurple;">■</span>	RESIDENTIAL
<span style="border: 1px solid black; padding: 2px;">X</span>	EXHAUST SHAFT
↓ ↑	VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II



#	SQUARE FEET
A1	4,774 SF
A2	1,482 SF
A3	5,008 SF
B1	1,320 SF
B2	2,174 SF
B3	2,140 SF
B4	3,154 SF
<b>TOTAL</b>	<b>20,052 SF</b>

**SITE PLAN KEY**

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- ⊗ EXHAUST SHAFT
- ↓ ↑ VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II RENDERING

VIEW FROM WESTBARD AVENUE



SPACE A3

VIEW FROM THE GREEN



SPACE B4

SPACE B3

SPACE B2

SPACE B1

SPACE A3

\*RENDERINGS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE POTENTIAL STOREFRONT ENHANCEMENTS.

WESTBARD SQUARE





# WESTBARD SQUARE



Regency  
Centers.

## FOR LEASING INFORMATION:

BRADLEY BUSLIK  
D: 240.482.3609  
C: 646.773.6805  
bbuslik@hrretail.com

ALEX SHIEL  
D: 240.482.3601  
C: 847.922.6557  
ashiel@hrretail.com

HARPER SIGMAN  
D: 240.442.2367  
C: 443.827.2679  
hsigman@hrretail.com