

For Purchase or Lease

Exceptional Class "A" Office/Retail/Medical Space

MARINA LANDING
at BELMONT BAY



Located in the Town Center of Belmont Bay, a Mixed-Use Urban Waterfront Community in Woodbridge, VA

STEWART
COMMERCIAL
Realty Services, LLC

 **CHRISTOPHER**
COMPANIES
QUALITY BY DESIGN

For Additional
Information:

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A Waterfront Town Center

MARINA LANDING
at BELMONT BAY

Executive Summary

Marina Landing is located in the Town Center of Belmont Bay, a mixed-use urban waterfront community on the banks of the Occoquan River about 14 miles south of Washington, D.C. in Woodbridge, Virginia. The storefront commercial units overlook the “central green” at the Town Center and the 158-slip harbor marina. The 80-acre Town Center anchors the Belmont Bay community and was created with a pedestrian-oriented design in order to offer specialty retail stores, restaurants with outdoor dining, a harbor front hotel, business offices, boat sales and services, kiosks, street vendors, and outdoor festivals and activities. The master development plan for the Town Center anticipates additional office and retail uses as well as a hotel overlooking the marina.



Space for Every Opportunity

MARINA LANDING at BELMONT BAY



Space Highlights:

- Suites available from 1,250 – 5,000 square feet
- Street-level suites along a quaint brick sidewalk
- Attractive brick construction with inviting storefront windows
- New construction with spacious 10-foot interior ceiling heights
- Interior build-to-suit opportunity
- Overlooks Belmont Bay Harbor and its popular “central green”



Research and Innovation

MARINA LANDING
at BELMONT BAY



Potomac Science Center

The Potomac Science Center is a 50,000-sf academic and research facility owned and operated by George Mason University. The new \$32 million waterfront building is a vibrant anchor to the Town Center and home to the College of Science's Potomac Environmental Research and Education Center and its Center for Geospatial Intelligence. The Science Center is a destination for environmental science

research along the Chesapeake Bay watershed and offers opportunities for collaboration with government agencies and private industry. The Science Center also provides a significant community role by providing watershed education to thousands of secondary students accompanied by lecture rooms, community meeting rooms, event and exhibit space, outdoor trails, and a library/resource center.

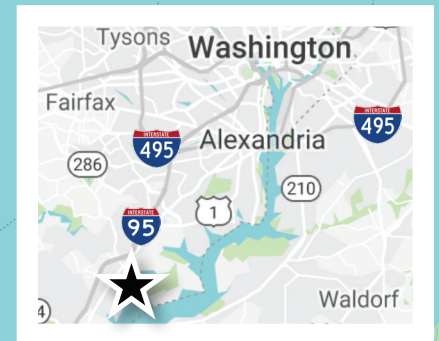
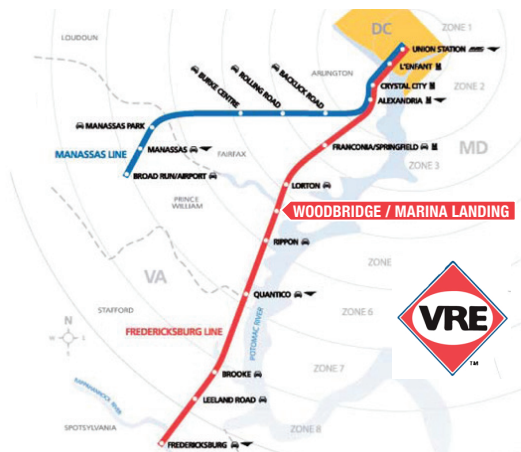


Conveniently Located

MARINA LANDING at BELMONT BAY

Minutes from Major Arteries

- 14 miles south of Washington D.C.
- 5 minutes from Interstate 95
- Near historic Occoquan & Potomac Mills Mall
- Virginia Railway Express station at the entrance to Belmont Bay
- PRTC Omnibus commuter lot nearby
- 30 minutes to Reagan National Airport
- 45 minutes to Dulles International Airport
- 60 minutes to Baltimore Washington International Airport



Strong Market Fundamentals

MARINA LANDING
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A Connected Community

Marina Landing at Belmont Bay serves a well-educated commuter workforce that stretches from Washington, D.C. (just 14 miles north) to Virginia's Capital in Richmond. The region's diverse economy contributes to strong demographics that consistently surpass national averages.



POPULATION (2018 EST)

1 Mile	3 Mile	5 Mile
3,375	53,434	144,361



POP. GROWTH (2023 EST)

1 Mile	3 Mile	5 Mile
3,540	56,066	151,091



MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$120,572	\$76,267	\$90,919



A Local Destination

MARINA LANDING at BELMONT BAY

Sustainably Designed

Belmont Bay is a sustainably designed mixed-use development, combining residential, office, retail and recreational uses on 325 acres. At the heart of Belmont Bay is the Town Center and marina on the banks of the Occoquan River. It has the look and feel of a traditional Virginia town inspired by the Historic models found in Tidewater Virginia, such as Occoquan, Alexandria and Fredericksburg. The Town Center uses a grid of traditional streets to bind the town together.

Belmont Bay provides opportunities to explore the area's natural resources and its rich history along the Potomac in the delights of an intimate maritime village harbor. Belmont Bay and its Town Center offers a unique location and destination for living, working, shopping, learning and recreation within a half-mile radius of public transportation and environmental education areas.





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