



## POWER BROKER QUARTERLY DEALS

# Top Retail Leases Recognized for Washington, DC

Check Out CoStar's Quarterly List of Market-Leading Deals and Dealmakers



By CoStar Research

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Prominent retail leases signed by Tim's Furniture Mart, Lidl and Savers negotiated by top dealmakers from Lee & Associates Commercial Real Estate Services are among the second-quarter retail leases recognized by CoStar.

As big-ticket items involving sizable investments, commercial property transactions often have a wider impact within the community. CoStar will recognize the largest leases completed each quarter and the dealmakers who made them happen in their respective markets.

Here are the Washington, D.C., retail leases selected as the second-quarter 2023 winners of the CoStar Power Broker Quarterly Deal Awards:

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**TOP LEASE: 900 Premium Outlets Blvd.,  
Hagerstown, MD**



900 Premium Outlets Blvd., Hagerstown, MD (CoStar)

**Space Leased:** 67,320 SF

**Deal Type:** New Lease

**Size:** 67,320 SF

**Tenant:** Tim's Furniture Mart

**Brokers Involved:** Bill Harrison, Stephen Weiss and Ben Brooks of Lee & Associates Commercial Real Estate Services represented the landlord.

**Deal Commentary:** Tim's Furniture Mart signed a 10-year deal for the former Wolf's Furniture space at the Hagerstown Premium Outlets. The Maryland-based home furnishings retailer will join other known brands including The North Face, Eddie Bauer Outlet, Polo Ralph Lauren and Kate Spade New York. The Simon Property Group-owned shopping center is ideally situated equidistant from Washington, D.C., and Baltimore.

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**TOP LEASE: 7701 Woodmont Ave., Bethesda, MD**





7701 Woodmont Ave., Bethesda, MD (CoStar)

**Space Leased:** 42,000 SF

**Deal Type:** New Lease

**Size:** 126,420 SF

**Tenant:** Lidl

**Brokers Involved:** Michael Howard and Bill Dickinson of Rappaport represented the landlord.

**Deal Commentary:** Lidl signed a lease on the first floor of the Bethesda Place apartment building in downtown Bethesda where it will open a new store. The location will mark



the first in Bethesda for the German grocery chain, which operates more than 20 stores in Maryland and has its U.S. headquarters in Arlington, Virginia.

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## TOP LEASE: 13067 Fair Lakes Shopping Center, Fairfax, VA



13067 Fair Lakes Shopping Center, Fairfax, VA (CoStar)

**Space Leased:** 36,890 SF

**Deal Type:** New Lease

**Size:** 36,890 SF

**Tenant:** Savers

**Brokers Involved:** Dallon Cheney of KLN B represented the landlord.

**Deal Commentary:** Savers is coming to the Fair Lakes Center after leasing space in the expansive 1.3 million-square-foot shopping center along Interstate 66. The for-profit



thrift store retailer offering secondhand merchandise will join a tenant roster that includes anchors Homegoods, Michaels and Walmart. The company is backfilling the space formerly home to Bed Bath & Beyond.

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## TOP LEASE: 47100 Community Plaza, Sterling, VA



47100 Community Plaza, Sterling, VA (CoStar)

**Space Leased:** 35,127 SF

**Deal Type:** New Lease

**Size:** 241,056 SF

**Tenant:** Painted Tree Boutiques

**Brokers Involved:** Andrew Iszard of Combined Properties represented the landlord.

**Deal Commentary:** Painted Tree Boutiques, a gift and fashion store, opened this Sugarland Crossing location in July, adding to the chain's 36 additional locations.

Sugarland Crossing is owned and managed by Combined Properties, a full-service real estate development and asset management company.

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## TOP LEASE: 10601-10635 Spotsylvania Ave., Fredericksburg, VA



10601-10635 Spotsylvania Ave., Fredericksburg, VA (CoStar)

**Space Leased:** 33,000 SF

**Deal Type:** Renewal

**Size:** 53,350 SF

**Tenant:** Weis Markets

**Brokers Involved:** Virgil Nelson, CCIM, and Mark Banach of Cushman & Wakefield | Thalhimer represented the landlord.

**Deal Commentary:** Weis Markets renewed its anchor lease at The Shops at Lee's Hill in Fredericksburg. The mid-Atlantic grocer is headquartered in Sunbury, Pennsylvania, and operates roughly 200 locations.



## TOP LEASE: 632 Howard Road SE, Washington, DC



632 Howard Road SE, Washington, DC (CoStar)

**Space Leased:** 24,260 SF

**Deal Type:** New Lease

**Size:** 400,000 SF

**Tenant:** Atlas Brew Works

**Brokers Involved:** David Ward and Ray Schupp of H&R Retail represented the landlord. Steve Gaudio of District Equities represented the tenant.

**Deal Commentary:** Popular Washington, D.C., brewery Atlas Brew Works has finalized a deal to anchor the first phase of the Bridge District, a flagship mixed-use development that has been in the works for a decade in historically underserved Ward 8 in Southeast Washington. The brewery agreed to a long-term lease for 24,260 square feet at The

Douglass, a 757-unit apartment building that broke ground last spring and represents the largest apartment project underway east of the Anacostia River. It was disclosed at the time of the groundbreaking in May that Atlas was in discussions to open a new restaurant at the project at 632 Howard St. SE. The craft brewpub, along with award-winning Andy's Pizza, is expected to open its new location in 2025. The plans include a large tap room, outdoor seating and brewery operations.

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## TOP LEASE: 13939-13999 Jefferson Davis Highway, Woodbridge, VA



13939-13999 Jefferson Davis Highway, Woodbridge, VA (CoStar)

**Space Leased:** 22,721 SF

**Deal Type:** New Lease

**Size:** 235,000 SF

**Tenant:** Ross Dress for Less



**Brokers Involved:** Veronica Kamara and Dimitri Georgelakos of KLN B represented the landlord.

**Deal Commentary:** Ross Dress for Less, the national clothing retailer, signed a lease for a junior anchor space in Marumsco Plaza. The shopping center is located in a highly trafficked area with nearby tenants including Gold's Gym, Family Dollar and Virginia ABC. This is the second location in Woodbridge for Ross.

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## TOP LEASE: 500 Penn St. NE, Washington, DC



500 Penn St. NE, Washington, DC (CoStar)

**Space Leased:** 17,480 SF

**Deal Type:** New Lease

**Size:** 30,691 SF

**Tenant:** F1 Arcade

**Brokers Involved:** Logan Chambers, David Dochter and Matthew Alexander of Dochter & Alexander Retail Advisors represented the tenant.

**Deal Commentary:** F1 Arcade, the world's first official F1 simulator racing and social experience, signed a deal to expand into the Washington, D.C., market with a new lease near Union Market in NoMa. The entertainment venue is based in the United Kingdom and expects to open its first U.S. location in Boston in early 2024.

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## TOP LEASE: 143-189 W. Lee Highway, Warrenton, VA



143-189 W. Lee Highway, Warrenton, VA (CoStar)

**Space Leased:** 15,662 SF

**Deal Type:** New Lease

**Size:** 114,812 SF



**Tenant:** Michaels

**Brokers Involved:** Nora Foley and Nicola Carleton of Rosenthal Properties represented the landlord.

**Deal Commentary:** Michaels, a privately held chain of American and Canadian arts and crafts stores, signed a new lease at Warrenton Village. The location was chosen as the property is located in a highly trafficked area with nearby tenants including Dollar Tree, Starbucks and Napa Auto Parts.

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## TOP LEASE: 11648-11694 Plaza America Drive, Reston, VA



11648-11694 Plaza America Drive, Reston, VA (CoStar)

**Space Leased:** 12,103 SF

**Deal Type:** New Lease

**Size:** 110,000 SF

**Tenant:** Sola Salon Studios

**Brokers Involved:** Michael Zacharia, Erika Dalisera and Reilly Hudson of CBRE represented the landlord. Alex Willner and Ryan Minnehan of KLNB represented the tenant.

**Deal Commentary:** Sola Salon Studios has joined Plaza America in the heart of Reston. Sola Salons is a salon concept that provides salon professionals with the necessary tools and support needed to own and operate an independent salon business.

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### ***Power Broker Quarterly Deals***

CoStar has introduced a new market-based program recognizing the top sale and lease deals completed each quarter. All deals that closed during the previous quarter are evaluated by CoStar's research team, the largest professional research organization in commercial real estate. The selected top deals and the real estate firms and individual brokers involved in each transaction will be singled out for recognition each quarter. For the purpose of recognizing the top property sales each quarter, CoStar uses estimated sale prices in cases where the actual sale price is not disclosed. The estimate uses sale prices of similar properties in CoStar's property sales database based on the type, age, general size and location as the subject property. All the winners can be found [here](#).

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Top Property Sales Recognized for Washington, DC

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Top Dealmakers in Washington, DC, Named CoStar Power Brokers

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