

Prime Inline Space Available

Manassas Corner Shopping Center

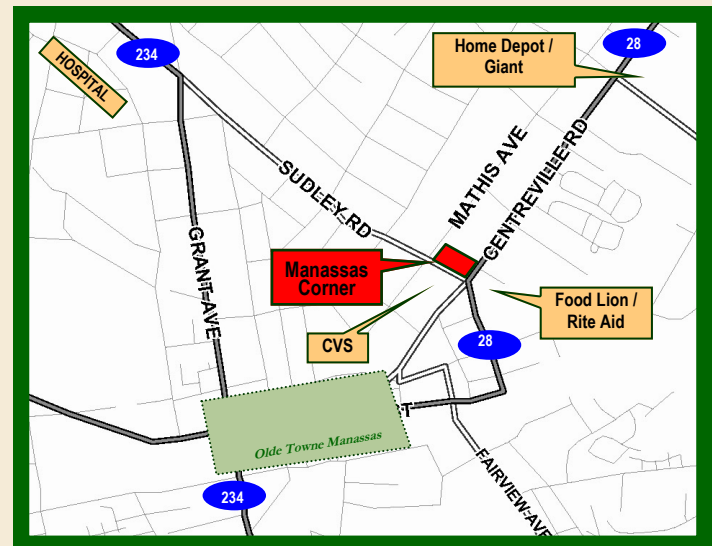
Manassas, VA 20110

**Next to T-Mobile,
Five Guys, and
Walgreens**



Highlights

- 2,500 SF existing restaurant unit available.
- Join Walgreens, Five Guys Burgers, T-Mobile, and Premier Martial Arts.
- Proven “Main and Main” location on the “Hard Corner” of the Route 28/Sudley Road intersection.
- At two traffic lights, with four cub cuts, and two lighted pylon signs available.
- Growing, affluent, and dense residential and daytime worker populations.

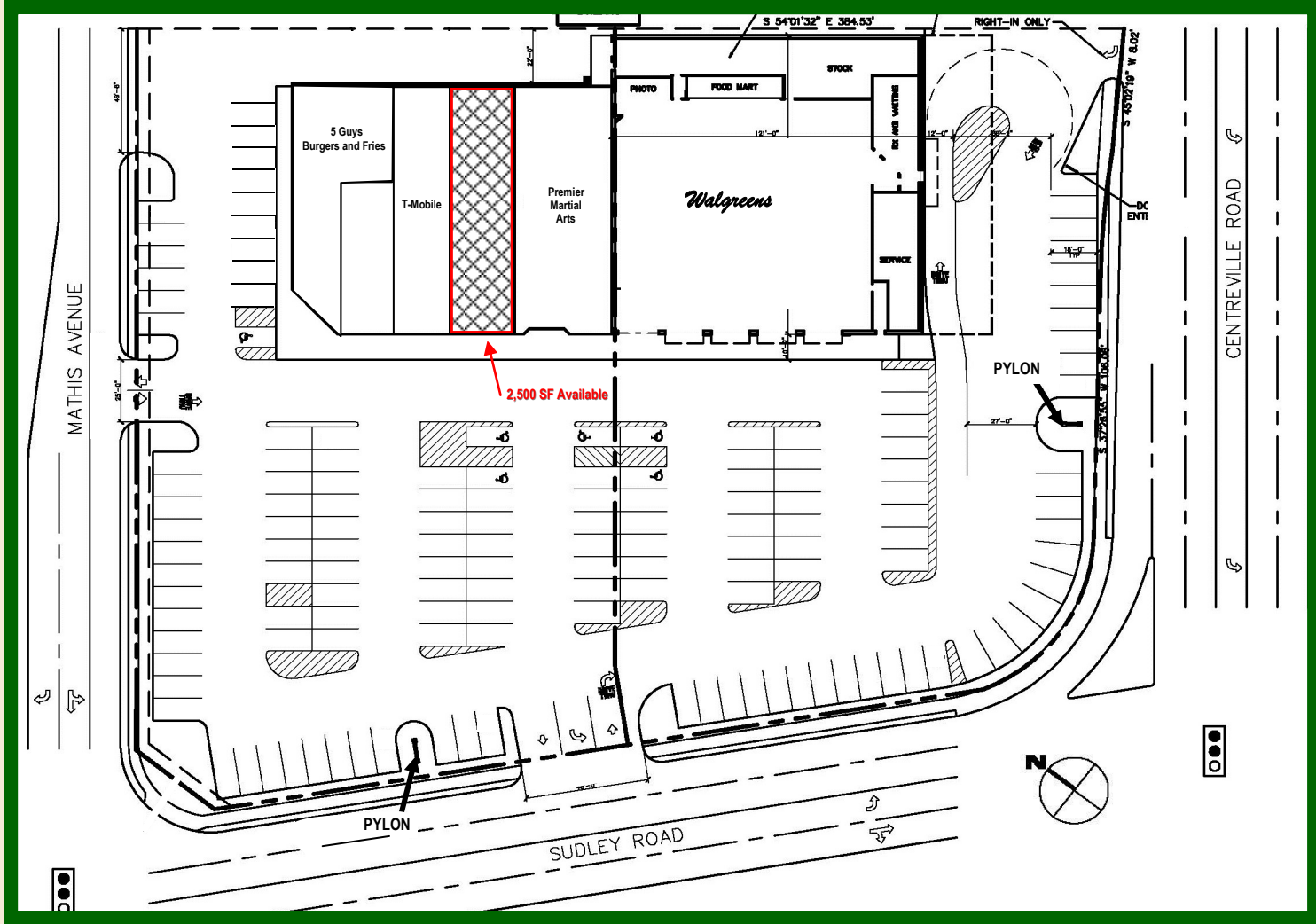


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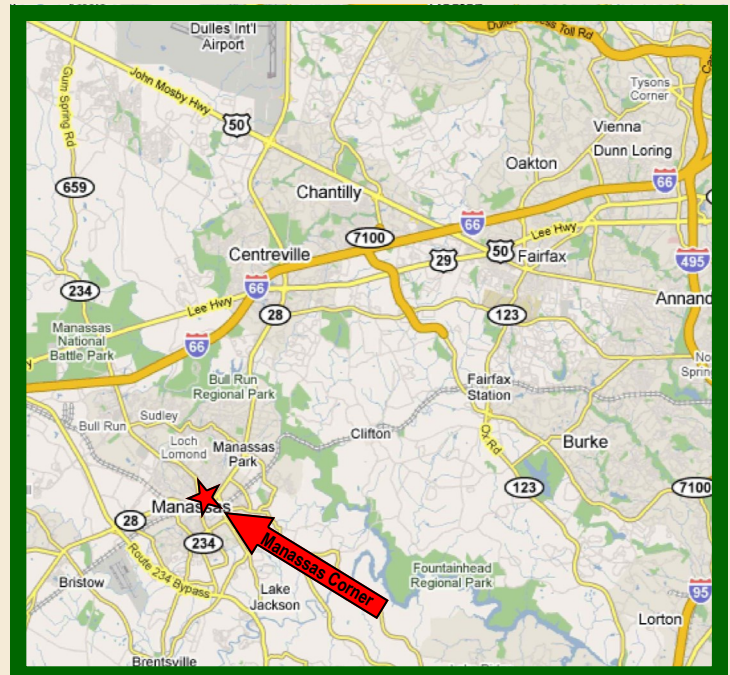
2014 Traffic Counts

Centreville Road (Rte. 28): 48,000 CPD
 Sudley Road (Rte. 234): 37,700 CPD
85,700 CPD

Parking 5.5 spaces per 1,000 SF GLA

2014 Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	11,669	40,988	66,893
Residential Population	12,854	93,412	153,692
# of Households	4,616	29,525	48,843
Median HH Income	\$70,115	\$85,014	\$95,807
Average HH Income	\$80,605	\$95,565	\$107,709
Median Age	35.1	33.1	33.5



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