

# MANASSAS SHOPPING CENTER

MANASSAS, VA

168 - 30,000 SF AVAILABLE







# MANASSAS SHOPPING CENTER

MANASSAS, VA

- | 185,083 SF community shopping center surrounded by dense residential and commercial development
- | Strong residential population with high household incomes
- | Convenient access to Route 28 and Sudley Road, both with high daily traffic counts

## DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	13,601	98,023	157,194
 DAYTIME POPULATION	11,858	36,744	66,560
 HOUSEHOLD INCOME	\$88,374	\$97,553	\$157,194
 TRAFFIC COUNTS	33,000 on Sudley Road/Business and Grant Avenue		

## CO-TENANTS



# MANASSAS SHOPPING CENTER

MANASSAS, VA

## MANAPORT PLAZA



## MANASSAS MALL



**NOVANT HEALTH UVA  
PRINCE WILLIAM MEDICAL CENTER**  
350 DAYTIME POPULATION  
170 BEDS & 24/7 EMERGENCY ROOM  
~6,000 INPATIENT VISITS & 60,000 OUTPATIENT VISITS

## WELLINGTON STATION SHOPPING CENTER



## CANTERBURY VILLAGE



## HASTINGS MARKETPLACE



## SHOPPERS SQUARE



## MANASSAS SHOPPING CENTER



## SIGNAL HILL SHOPPING CENTER



## PARKHURST PLAZA



## DAVIS FORD CROSSING



GENTREVILLE ROAD

LIBERIA AVENUE



# SITE PLAN

MANASSAS SHOPPING CENTER | MANASSAS, VA

168 - 30,000 SF AVAILABLE



## TENANT LIST

MANASSAS SHOPPING CENTER | MANASSAS, VA

#	SQ. FT	MERCHANT
1	3,262	7-Eleven
2	16,138	The Furniture House
3	11,523	Advance Auto Parts
4	3,154	Virginia ABC
5	10,721	Pitkin Ace Hardware
6	1,144	Zen Relax
7	975	Fashion Hair Salon
8	1,605	Best Barber Shop
9	2,940	La Roca Restaurant
10	2,916	Available
11	8,374	Family Dollar
11B	6,356	Available

#	SQ. FT	MERCHANT
12	3,125	Available
13	3,125	Available
14	6,242	Wonder Kids
15	15,000	Fiesta Mart
16	5,779	Available
17	982	Neda Jewelers
18	899	Boost Mobile
19	3,214	Available
20	4,693	Big Coin Laundry
22	1,044	Available
23	2,476	Available
24	3,088	Available

#	SQ. FT	MERCHANT
25	3,745	Available
26	30,000	Available
27	2,000	Available
28	9,383	Small Smiles Dentist
29	4,841	Available
30	2,070	Available
31	7,764	Manassas Ballet Theatre
32	3,843	Wu's Garden
33	1,964	Little Caesars
34	922	Baldino's Lock
35	168	Available

# MANASSAS SHOPPING CENTER

MANASSAS, VA





**MANASSAS SHOPPING CENTER | 9018 MATHIS AVENUE, MANASSAS, VA**

**Greg Hull | [ghull@rappaportco.com](mailto:ghull@rappaportco.com) | 571.382.1221**

**[rappaportco.com](http://rappaportco.com)**