



Manassas Shopping Center
Manassas, VA

168 - 30,000 SF available



Manassas

Virginia

- 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



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	14,452	108,678	170,129
Daytime Population	10,316	44,628	64,743
Household Income	\$128,185	\$134,459	\$145,204
Traffic Counts	40,900 on Centreville Road		

Co-Tenants





Manaport Plaza

DOLLAR TREE **Gabe's**

SPROUTS FARMERS MARKET **Advance Auto Parts** **OLLIE'S**

Manassas Mall

Walmart at home **ihop**

Bath & Body Works **H&M** **macys**

Novant Health UVA Prince William Medical Center

350 Daytime Population
170 Beds & Emergency Room
~6,000 Inpatient Visits & 60,000 Outpatient Visits

Manassas Shopping Center

MART

THE HOME DEPOT

OSBORN PARK HIGH SCHOOL

HEMLOCK OVERLOOK REGIONAL PARK

CENTREVILLE ROAD 40,900 VPD

LIBERIA AVENUE 41,000 VPD

Old Town Manassas

Foster's Grille **Sirani**

Signal Hill Shopping Center

Panera Bread **Chick-fil-A** **fresh world**

CHASE **ups** **Checkers**

Walmart

Wawa

Canes

Center at Innovation

Red Robin **Target** **Chick-fil-A**

crumbl cookies **TJ-MAXX** **PETSMART**

Davis Ford Crossing

Krispy Kreme **LA FITNESS** **Staples**

petco **tropical CAFE** **WABC**

Wawa

Wellington Station Shopping Center

Giant **WING CITY WINGS** **BURGER KING**

Hastings Marketplace

Harris Teeter **BANK OF AMERICA** **BUFFALO WILD WINGS**

Site Plan

168 - 30,000 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	3,262	7-Eleven
2	16,138	Furniture House Galleries
3	11,523	Advance Auto Parts
4	3,154	Virginia ABC
5	10,721	JE Rice Hardware
6	1,144	Massage Therapy
7	975	Fashion Hair Salon
8	1,605	Best Barber Shop
9	2,940	Molcajete Moya
10	2,916	Available
11	8,374	Family Dollar
11B	6,356	Available

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
25	3,745	Available
26	30,000	Available
27	2,000	Available
28	9,383	Kids & Family Dental
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

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

MANASSAS SHOPPING CENTER | 9018 MATHIS AVENUE, MANASSAS, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221