



### PROJECT FACTS

**GLA: 249,500 SF**

- ▶ Property features 4 pylon signs and 5 entrances/exits directly on Route 234
- ▶ Shopping center is directly across the street from Manassas Mall and features destination retailers for 'one stop' shopping convenience
- ▶ Center is located in affluent Prince William County which ranked as the 139h wealthiest county in the U.S. (Census Bureau 2017) - median income of \$97,986

### FEATURED TENANTS

Gabes, Marshalls, Ollie's Bargain Outlet, Tuesday Morning

### 2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	15,649	\$ 73,228	5,181
3 mile	93,672	\$ 86,262	29,437
5 mile	175,787	\$114,910	55,154

2018 ESRI



### LOCATION

Route 234 across from Manassas Mall - Manassas, VA

### LEASING CONTACT

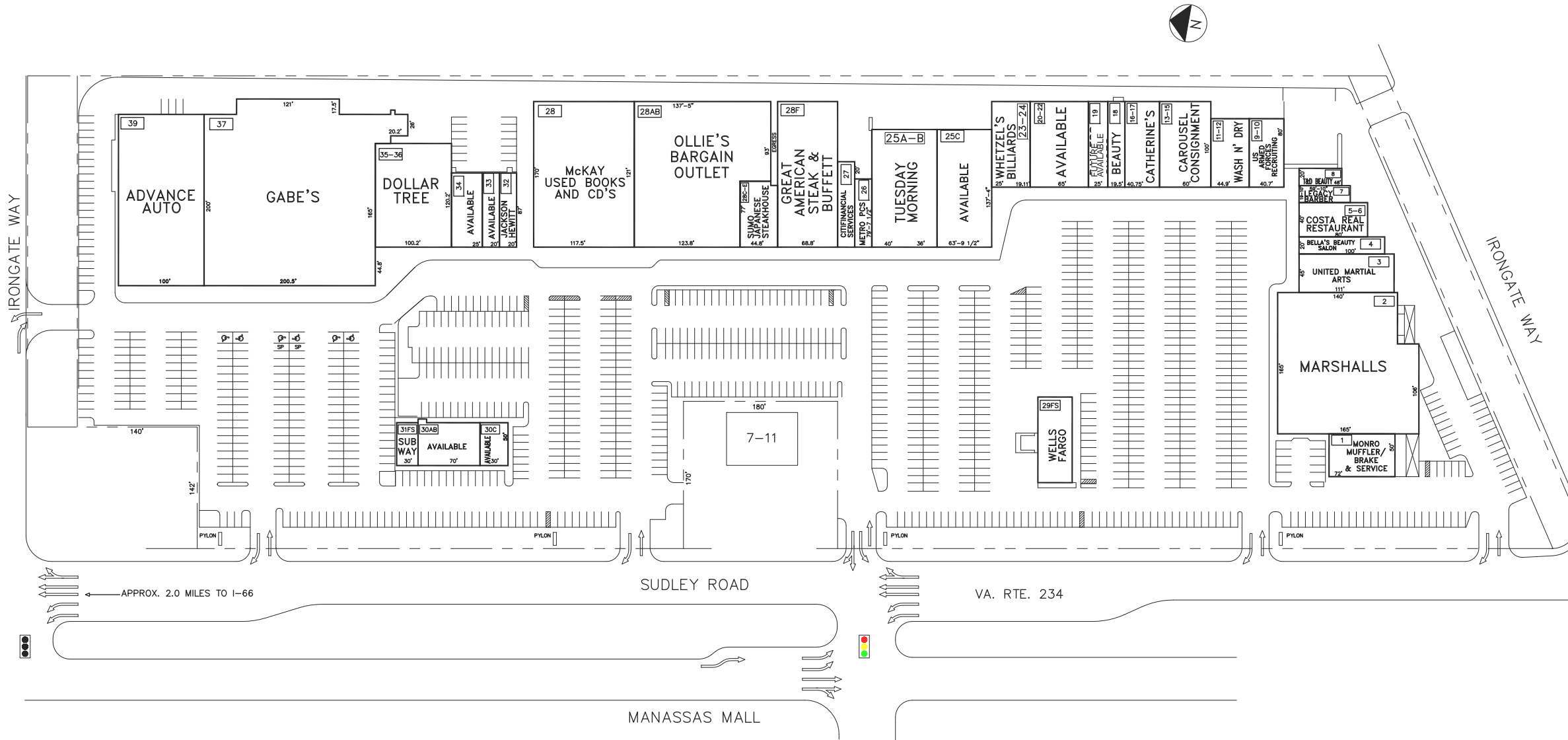
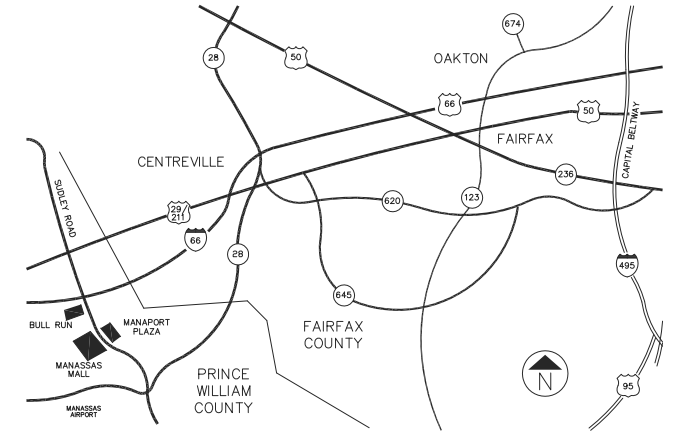
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# MANAPORT PLAZA

MANASSAS, VIRGINIA



## TENANT ROSTER

1	MONRO MUFFLER/BRACK & SVC.	3,600 SF	27	CITIFINANCIAL SERVICES	2,000 SF
2	MARSHALLS	26,300 SF	28AB	OLLIE'S BARGAIN OUTLET	24,450 SF
3	UNITED MARTIAL ARTS	5,000 SF	28C-E	JAPANESE STEAKHOUSE	3,450 SF
4	BELLA'S BEAUTY SALON	2,000 SF	28F	GREAT AMERICAN STEAK	11,357 SF
5-6	COSTA REAL RESTAURANT	3,200 SF	28	MCKAY USED BOOKS AND CD'S	19,500 SF
7	LEGACY BARBER	1,200 SF	29FS	WELLS FARGO	4,000 SF
8	T&D BEAUTY	960 SF	30AB	AVAILABLE	3,500 SF
9-10	RECRUITING CENTER	3,240 SF	30C	AVAILABLE	1,500 SF
11-12	WASH 'N' DRY	3,600 SF	31FS	SUBWAY	1,500 SF
13-15	LEASE OUT	6,000 SF	32	JACKSON HEWITT	1,740 SF
16-17	CATHERINE'S	4,000 SF	33	AVAILABLE	1,765 SF
18	SALLY BEAUTY	2,000 SF	34	AVAILABLE	2,155 SF
19	FUTURE AVAILABLE	2,500 SF	35-36	DOLLAR TREE	12,000 SF
20-22	AVAILABLE	6,500 SF	37	GABE'S	44,715 SF
23-24	WHETZEL'S BILLIARDS	4,500 SF	39	ADVANCE AUTO	20,000 SF
25A-B	TUESDAY MORNING	10,412 SF			
25C	AVAILABLE	8,768 SF			
26	METRO PCS	1,600 SF			

PARKING PROVIDED =  
 PARKING REQUIRED =  
 GLA AS PER RENT ROLL = 249,048 SF  
 ZONED = B-1  
 REV. DATE = April 2019  
 PLOT DATE = 12.11.18

## MANAPORT PLAZA

SUDLEY ROAD & IRONGATE WAY  
 MANASSAS, VIRGINIA



COMBINED PROPERTIES INCORPORATED

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## LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'  
 APPROX. SCALE