

Tagvor Nishanian
 Associate Broker
 703.909.7633
 Tagvor@jertag.com

Jer-Tag Enterprises, Inc.

Retail Space Available: Manassas Park Shopping Center, 8444-8498 Centreville Road, Manassas Park, VA 20111



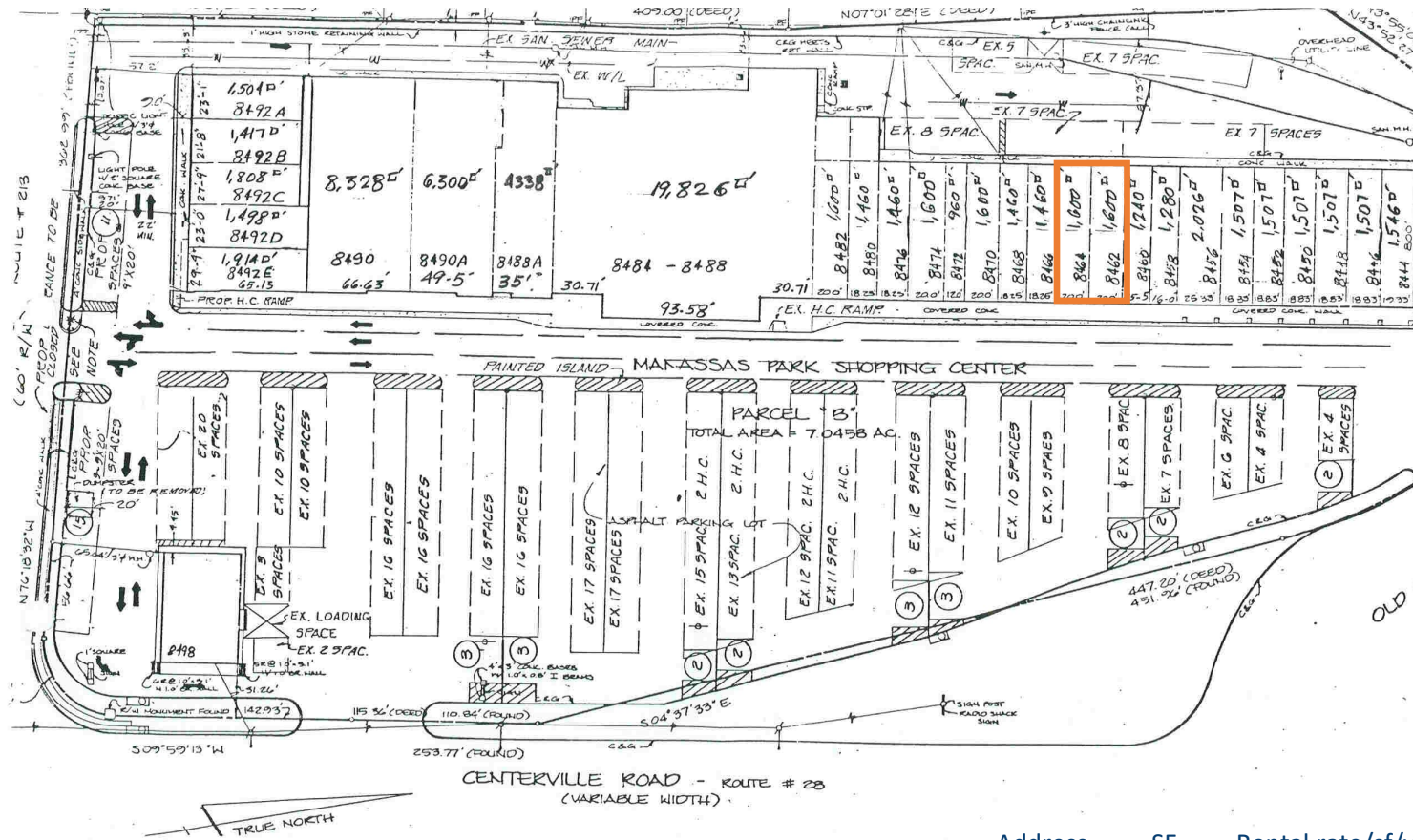
OFFERING SUMMARY

- ◆ Available SF: 3,200
- ◆ Lease Rate: Negotiable
- ◆ 78,000 sf neighborhood center with ample parking and pylon signage
- ◆ High traffic location at busy signalized intersection at corner of Centreville Road (Rt. 28) and Manassas Drive with multiple points of access
- ◆ In the high growth area of Manassas / Manassas Park
- ◆ Average of 50,000 vehicles pass daily with direct visibility

	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Estimate	13,968	94,505	18,555
2023 Projection	14,356	99,521	192,964
2018-2023 Annual Rate	0.55%	1.04%	0.79%
HOUSEHOLDS			
2018 Estimate	4,060	28,257	61,033
2023 Projection	4,155	30,661	63,123
2018-2023 Annual Rate	0.46%	0.94%	0.68%
2018 Median Household Income	72,463	81,832	90,837
2017 VDOT AADT (50,000)			

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LEASING HIGHLIGHTS

- ◆ 8462-64: Space currently configured for single user
- ◆ Additional signage available on pylon road sign

Address	SF	Rental rate/sf/yr	Availability
8462-64	3,200	negotiable	now

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Exterior



Interior