



**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

54,341± SF

### AVAILABILITY

Pad site with approved  
drive thru

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME POP

|        |         |           |        |
|--------|---------|-----------|--------|
| 1 mile | 19,372  | \$103,755 | 3,592  |
| 3 mile | 61,236  | \$105,137 | 32,343 |
| 5 mile | 141,969 | \$103,898 | 58,963 |

[Click For Street View](#)



## Hastings Center

10159 Hastings Drive, Manassas, VA 20108

**Retail Space and Pad with  
Drive Thru Available**



### ○ Leonard Pick

Direct | 571.765.4424

Cell | 571.212.8996

Email | [lpick@renaudconsulting.net](mailto:lpick@renaudconsulting.net)

Zoning is B-4. Traffic includes 38,000 VPD (between Wellington and Balls Ford). Permittable uses include: retail, restaurant, professional service.

JOIN THESE RETAILERS:

**ReStore**



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## Tenants

|   |                    |        |
|---|--------------------|--------|
| A | Domino's           | 1,800  |
| B | Noni's Barber      | 1,200  |
| C | VIP Nail Salon     | 1,200  |
| D | OZE Tobacco & Vape | 1,500  |
| E | Thai Time          | 2,500  |
| F | K Zone Tae Kwon Do | 4,000  |
| G | Merit Dry Cleaner  | 1,800  |
| H | ReStore            | 40,341 |

**Total Site**      **54,341**

**Pad Site Available of  
future retail space**      **3,000 -  
5,000 SF**

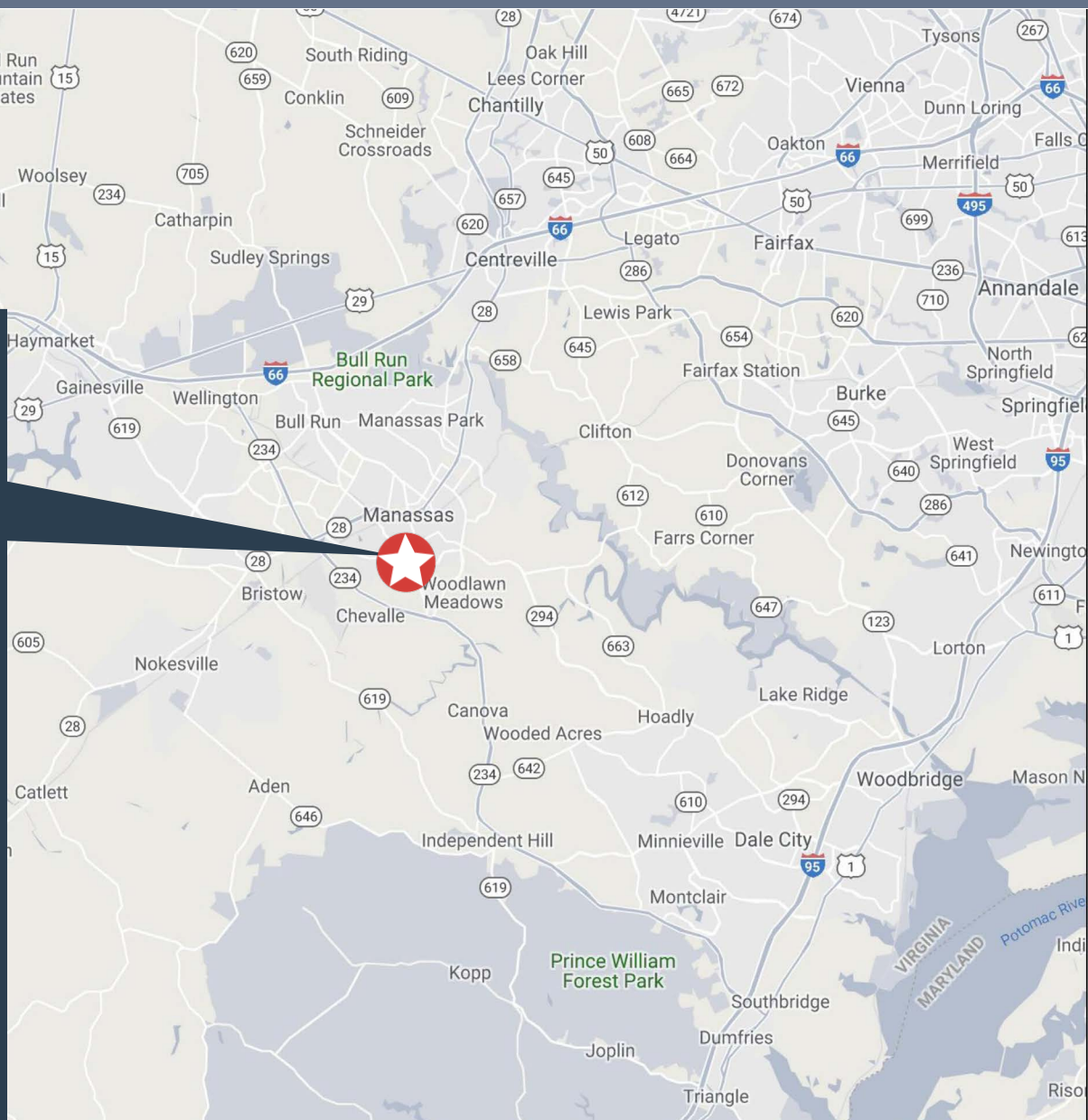
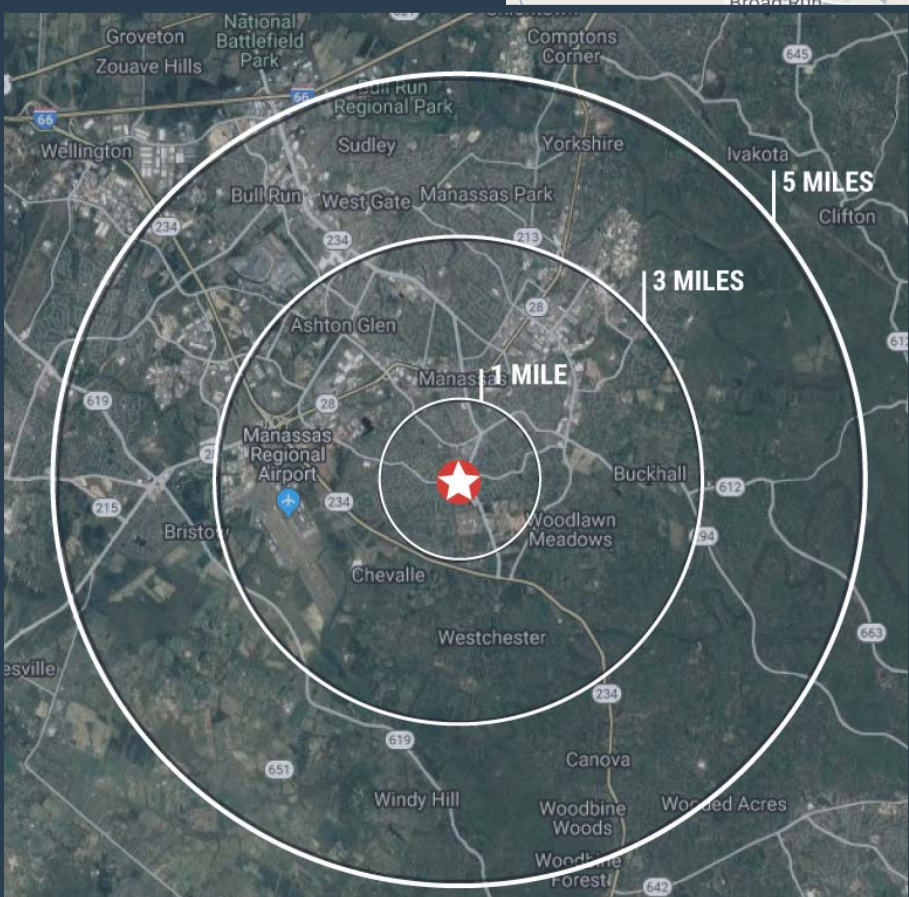
# Leasing Plan



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# Radius Map





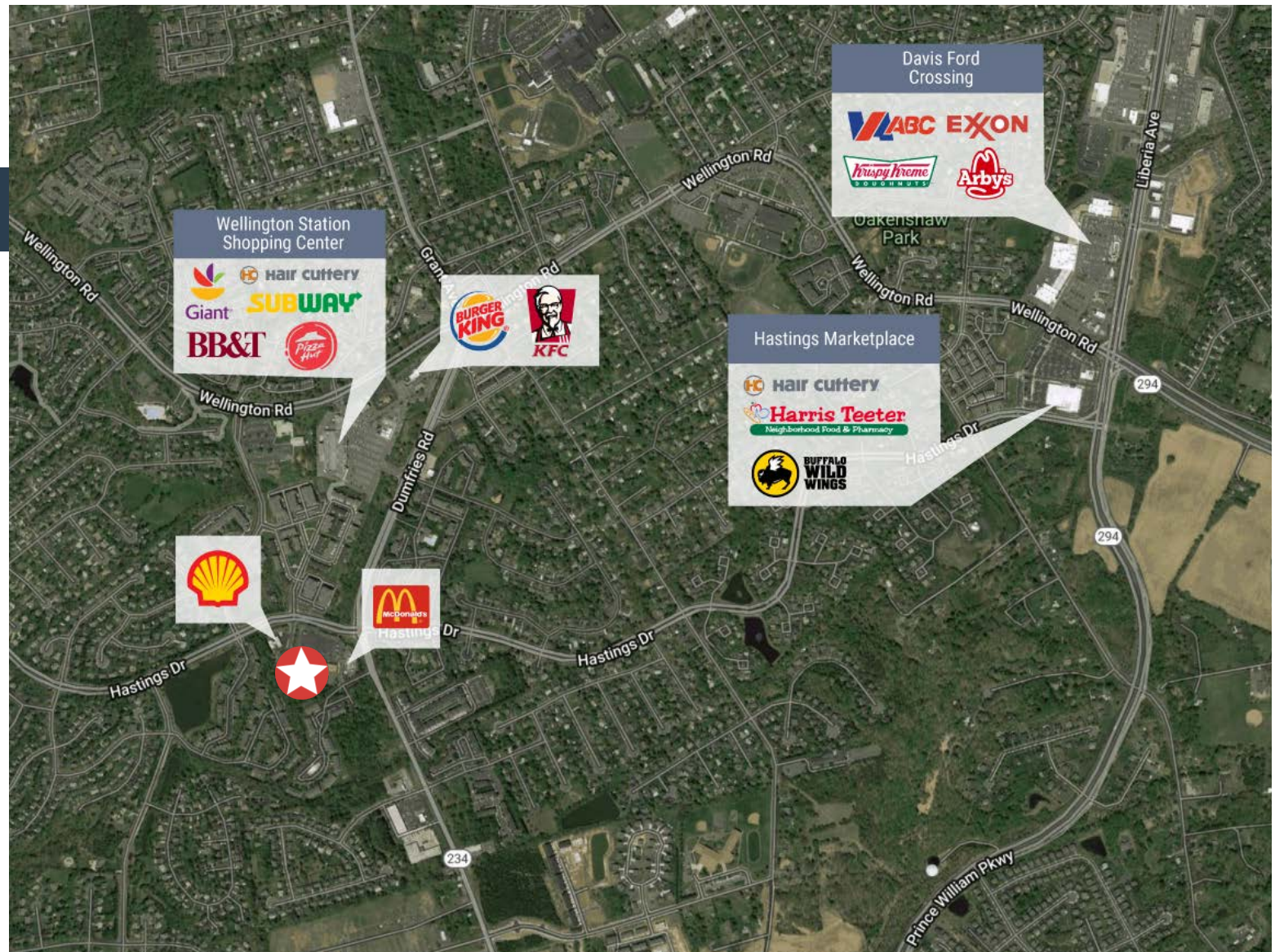
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## In The Area

### NEARBY RETAILERS

Giant  
Subway  
BB&T  
Hair Cuttery  
Pizza Hut  
Burger King  
McDonald's  
Shell  
KFC  
Harris Teeter  
Buffalo Wild Wings  
VA ABC  
Exxon  
Krispy Kreme Donuts  
Arby's

## Competitive Map



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