



RETAIL SPACE FOR LEASE

WOODBINE STATION SHOPPING CENTER

13414-13490 Dumfries Road • Manassas, Virginia

AVAILABLE SPACE:

Inline A (see page 2 site plan)

2,400 SF - 2nd generation restaurant space

\$25 PSF, NNN

Inline B (see page 2 site plan)

2,400 SF - \$15-\$20 PSF, NNN (NEGOTIABLE)



MAJOR NATIONAL TENANTS INCLUDE:

- ▶ Domino's Pizza
- ▶ Food Lion
- ▶ Ace Hardware
- ▶ Subway
- ▶ State Farm Insurance
- ▶ Dunkin' Donuts (*pending*)



2019 DEMOGRAPHICS

Radius	1	3	5
Average Household Income	\$170,198	\$164,531	\$153,029
Population	5,168	21,724	71,692

Traffic Count: 30,680 cars per day (Dumfries Rd)

For Leasing Opportunities Contact:

Len Harris
 Office: 301.795.1453
 LHarris@PromarkPartners.com





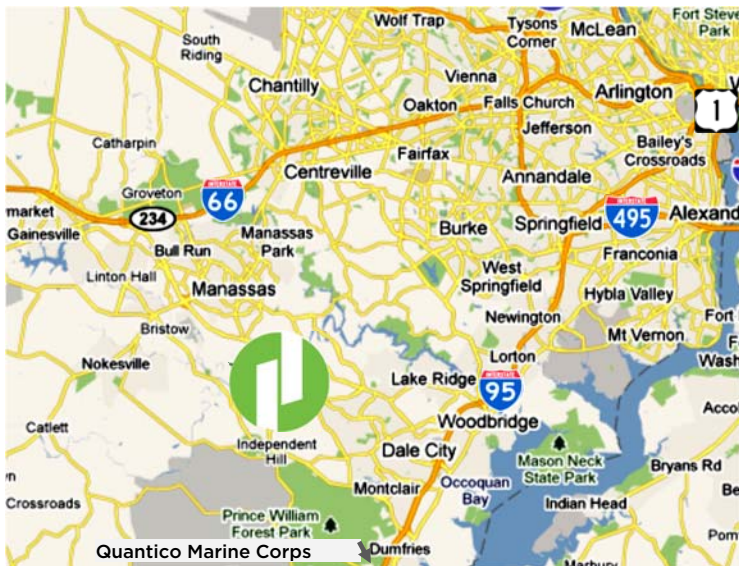
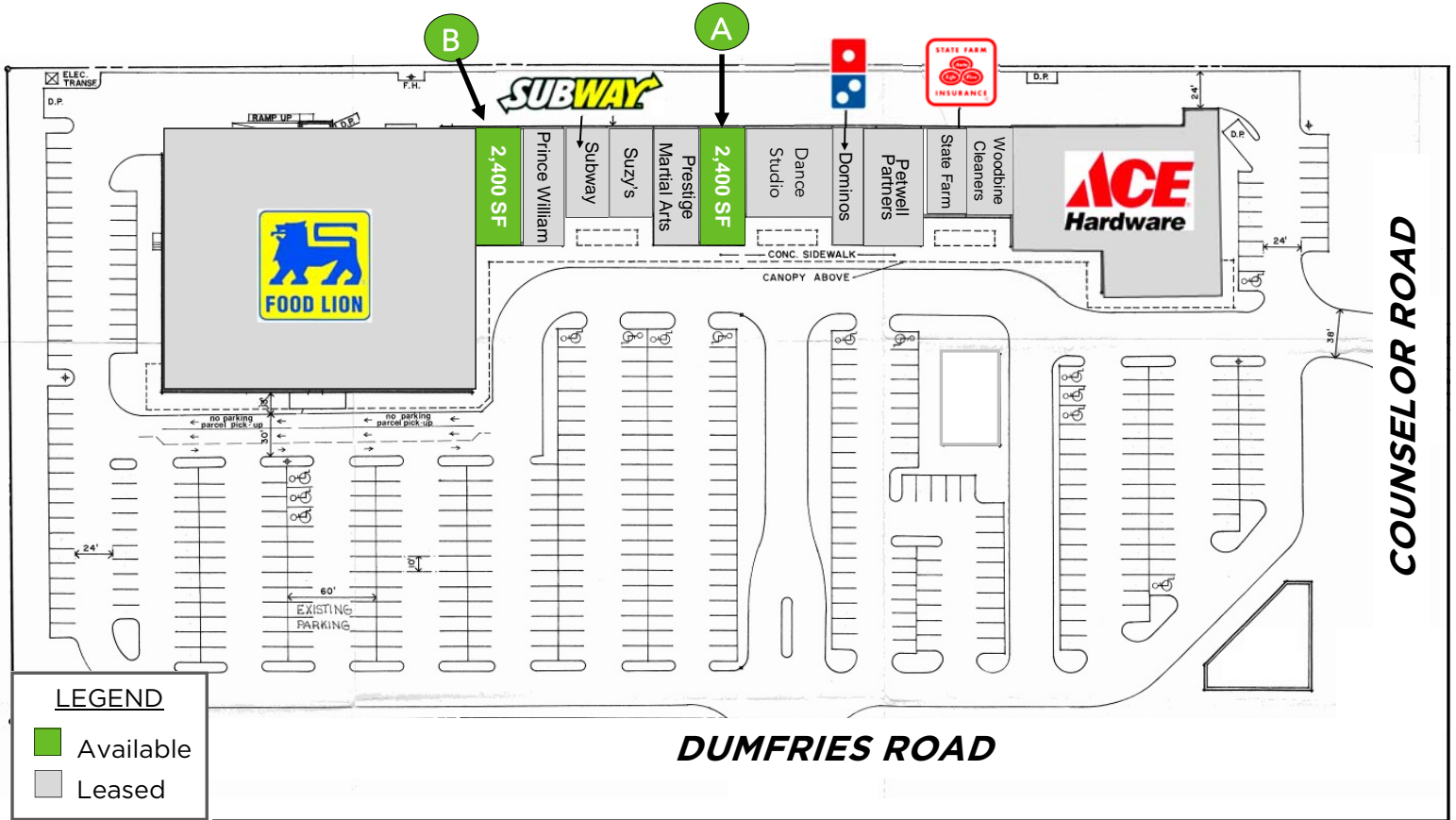
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SITE PLAN

- A** Inline 2nd generation restaurant space - 2,400 SF
- B** Inline vacant space - 2,400 SF



- Excellent proximity to I-95 & I-66
- .5 miles from Charles J. Cogle Senior High School (opened in 2016)
- .75 miles from Coles Elementary School
- Great exposure on Dumfries Rd.
- Just north of Quantico Military Base
- Quality building ownership and property management