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:

PROMARK

Len Harris Office: 301.795.1453 LHarris@PromarkPartners.com

451 Hungerford Drive · Suite 700 · Rockville, MD 20850 • 301.795.1400 • www.PROMARKPARTNERS.com

The materials provided herein are for informational purposes only and are not intended to constitute an offer or solicitation. Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price, withdrawal or further change without notice.

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WOODBINE STATION SHOPPING CENTER

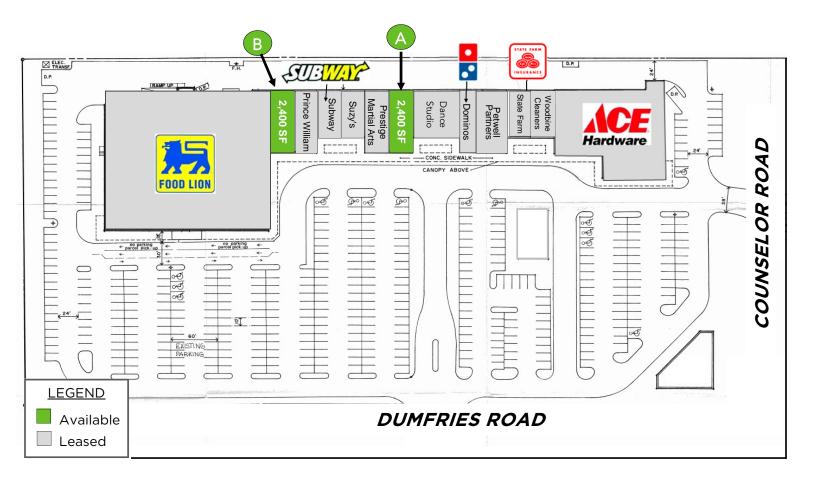
13414-13490 Dumfries Road • Manassas, Virginia

SITE PLAN

В

Inline 2nd generation restaurant space - 2,400 SF

Inline vacant space - 2,400 SF





- Excellent proximity to I-95 & I-66
- .5 miles from Charles J. Coglan 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



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