



RETAIL PROPERTY FOR LEASE

PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109



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PROPERTY OVERVIEW



OFFERING SUMMARY

Building Size: 312,000 SF

AVAILABLE SPACES SF

A (Letter Of Intent)	10,630 SF
B	2,500 SF
C	8,900 SF
D (In Negotiation)	36,470 SF
E (In Negotiation)	30,600 SF
F	3,200 SF
I	1,000 SF

PROPERTY OVERVIEW

Parkridge Center is a 312,277 SF big box shopping center located in Manassas, VA.

PROPERTY HIGHLIGHTS

- Located near the intersection of Interstate 66 and Highway 234
- Key tenants including Regal Cinemas, Kohl's, Old Navy and Duluth Trading Co.
- Rare shopping center in this corridor with unobstructed visibility from I-66
- Pulls customers both locally and regionally.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	2,502	51,093	157,623
Total Population:	7,428	161,213	479,033
Average HH Income:	\$82,641	\$119,071	\$150,453

SITE PLAN

- AVAILABLE
- IN NEGOTIATION
- LETTER OF INTENT
- LEASE OUT

REGAL CINEMAS
IMAX & 4DX

MANASSAS NATIONAL
BATTLEFIELD PARK

INTERSTATE 66 (93,445 VPD)

SUDLEY ROAD (57,000 VPD)

A

DULUTH TRADING

KOHL'S

Famous Footwear

B

LANE BRYANT

C

OLD NAVY

D

E

Allstate

NICOLE NAIL SALON

Body & Soul

Jerry's

The Vitamin Shoppe

Wendy's

Golden Corral

UNO

WOODSPRING

TRACTOR SUPPLY CO

Days Inn

Holiday Inn

Wendy's

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LOCAL AREA

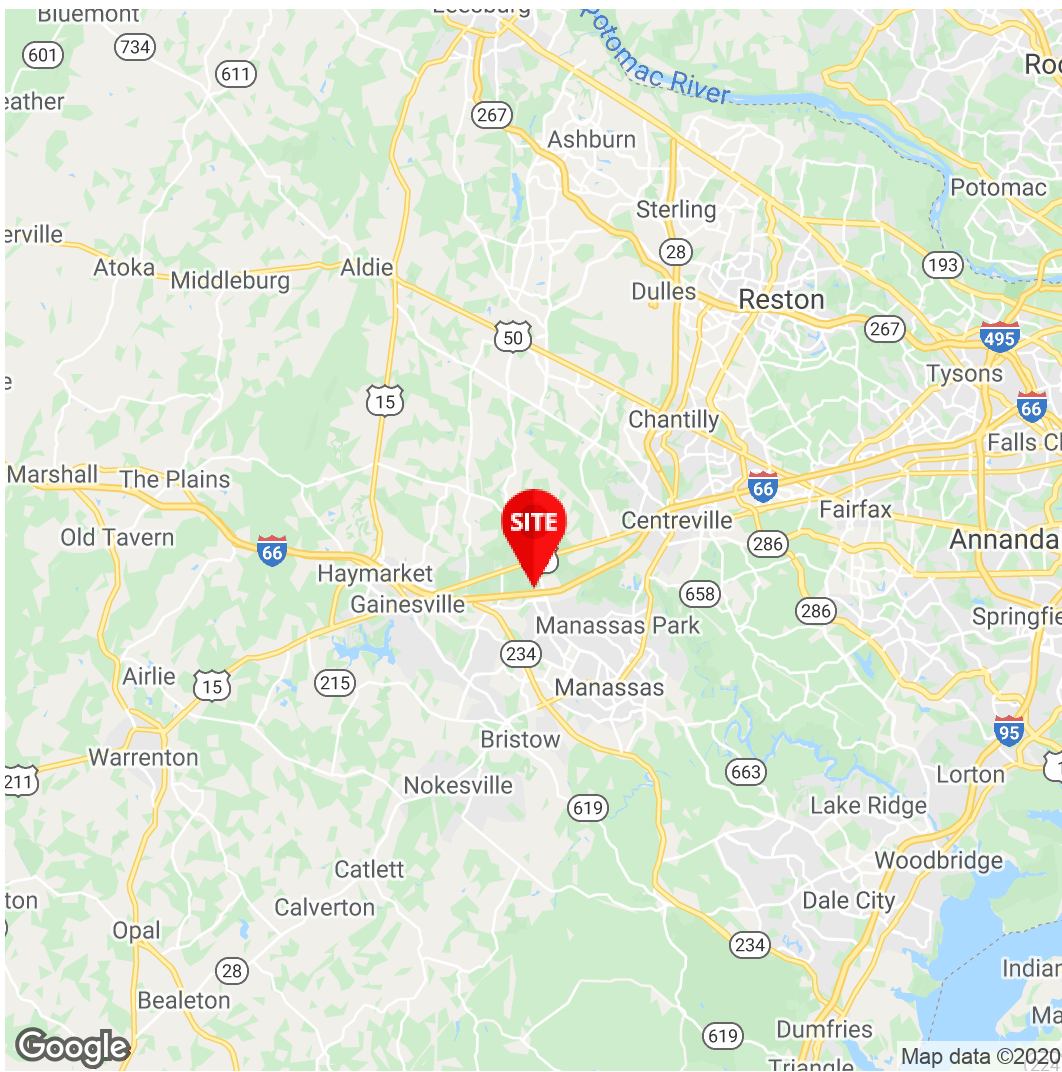


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ADDITIONAL PHOTOS





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