

# MANAPORT PLAZA

MANASSAS, VA

NEW OWNERSHIP

Join

Gabe's™



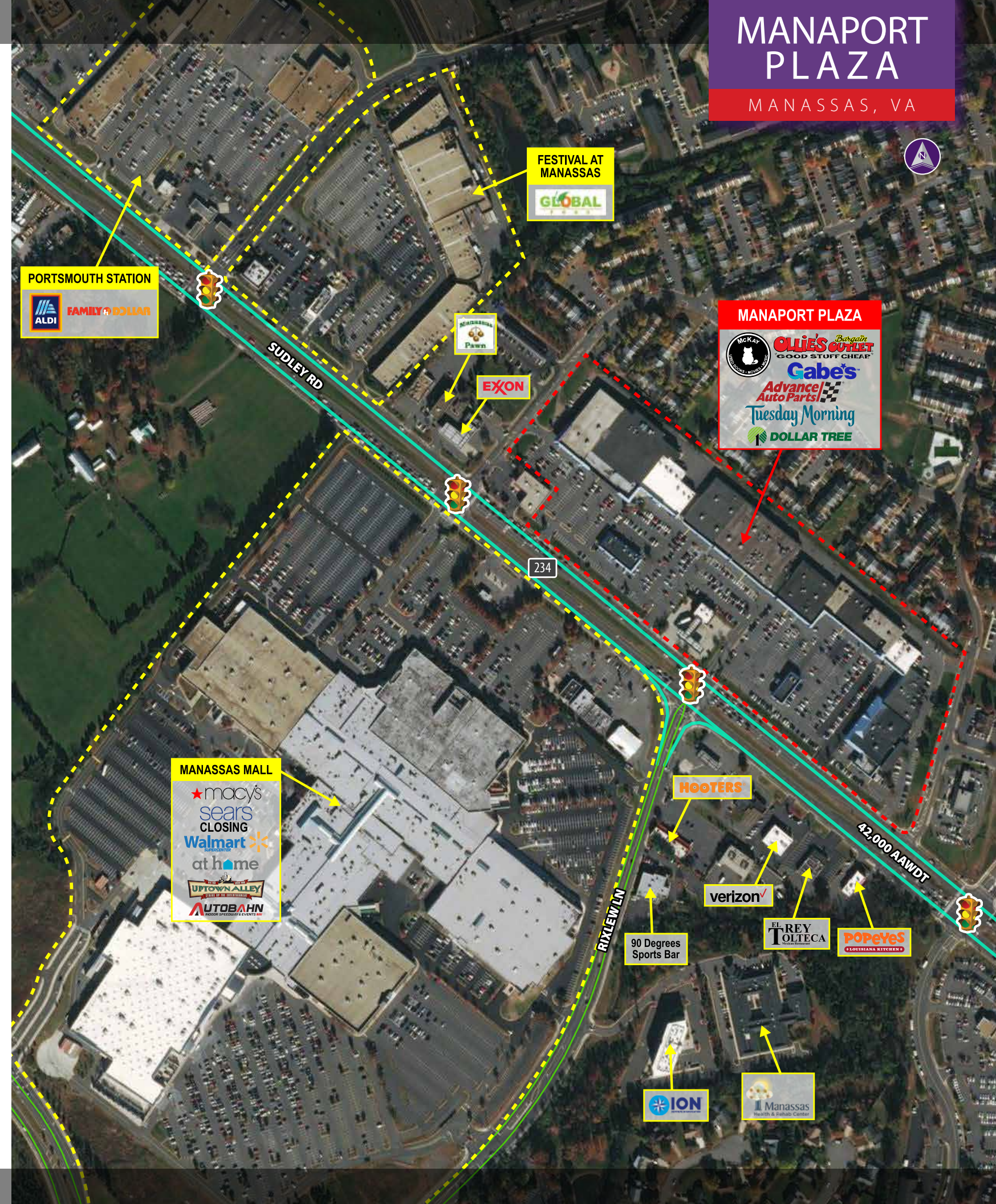
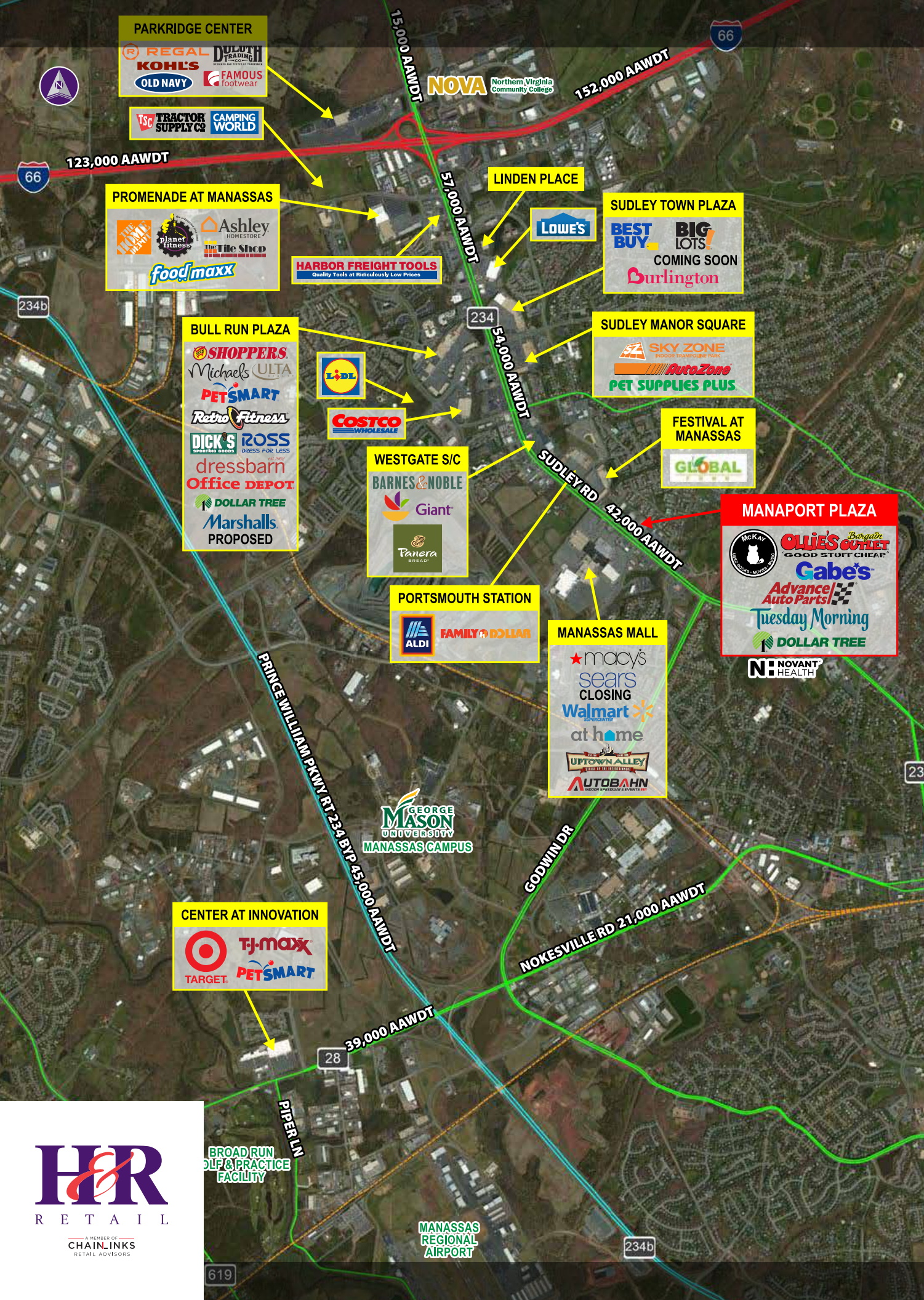
UNITED  
BANK

Coming Soon



Pad opportunities

1,500 SF to 29,900 SF available spaces



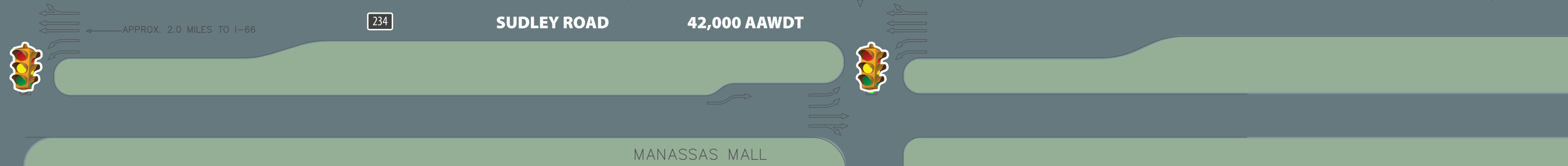
# MANAPORT PLAZA

MANASSAS, VA



IRONGATE WAY

IRONGATE WAY



■ AVAILABLE    
 ■ AT LEASE    
 ■ LEASED

Advance Auto Parts!



Gabe's





 **OneMain**  
Financial

**metroPCS**  
Authorized Dealer

**TUESDAY MORNING**

6369

6371

AUTO  
LOANS

FREE  
PHONES

Get  
AMAZON  
PRIME

Switch &  
SAVE  
\$1,200

Always  
Switching  
Now to  
DISCOVER

SALE  
DEALS

MANAPORT  
PLAZA

MANASSAS, VA



GREAT AMERICAN BUFFET

SUMO

MAXI BUSBY MARKET

OneMain  
Financial

metroPCS  
Authorized Dealer

8367

8369

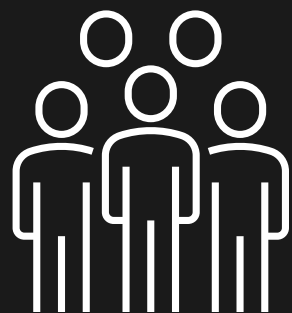
PERSONAL LOANS

PERSONAL LOANS

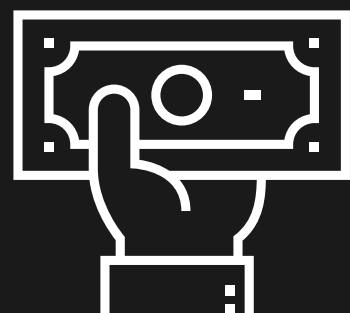
AUTO LOANS

metroPCS  
FREE PHOTOS

# DEMOGRAPHICS



POPULATION  
**178,611**  
within 5 mile



AVERAGE HH INCOME  
**\$120,623**  
within 5 mile



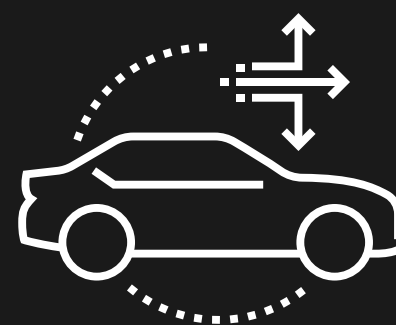
HOUSEHOLDS  
**55,887**  
within 5 mile



DAYTIME POPULATION  
**160,807**  
within 5 mile



BUSINESSES  
**5,932**  
within 5 mile



CARS PER DAY  
**42,000**  
Sudley Road



COLLEGE DEGREE  
**47.1%**  
within 5 mile



BLUE COLLAR  
**18.2%**  
within 5 mile



WHITE COLLAR  
**63.1%**  
within 5 mile



**International Marketplace**

International Marketplace neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; 1 in 4 households are linguistically isolated. Young, Hispanic families renting apartments in older buildings dominate this market; about two-fifths of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. True to their culture, residents visit Spanish language websites, watch programs on Spanish TV networks, and listen to Hispanic music.



**Bright Young Professionals**

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.



**Pleasantville**

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 400). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.



# MANAPORT PLAZA

MANASSAS, VA 20109

## BRYAN C. DAVIS

240.482.3612 (direct)  
bdavis@hrretail.com

## LAWRENCE B. HOFFMAN

240.482.3610 (direct)  
lhoffman@hrretail.com

3 Bethesda Metro Center | Suite 620  
Bethesda, MD 20814

Telephone 301.656.3030

1 West Pennsylvania Ave | Suite 320  
Towson, MD 21204

Telephone 410.308.0800

[www.hrretail.com](http://www.hrretail.com)



A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.