

Prime Restaurant and Salon Spaces For Lease

Manassas Corner Shopping Center

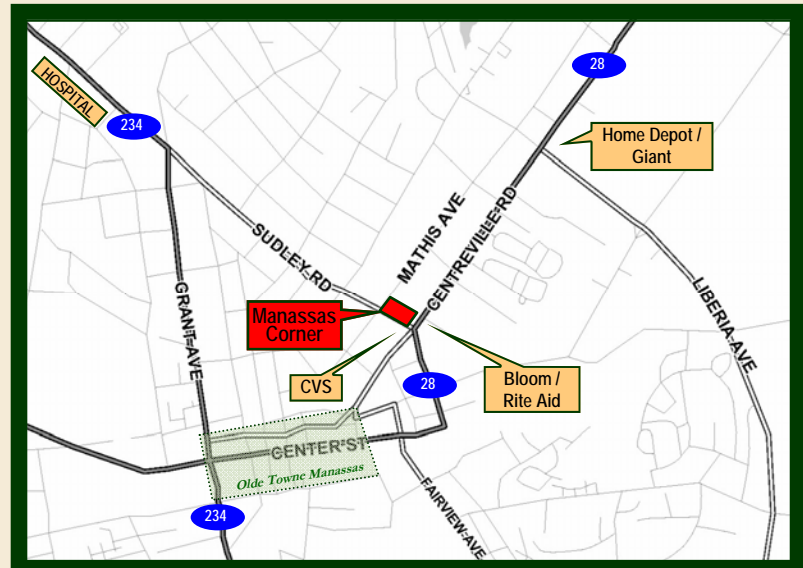
9221 - 9231 Sudley Road Manassas, VA 20110

*New Walgreens Anchor!
Opened October 2010*



Highlights

- Join new Walgreens (opened October 2010), Five Guys Burgers, and T-Mobile.
- Proven "Main and Main" location on the "Hard Corner" of the Routes 28/234 intersection; direct visibility to 65,000 CPD.
- Ample parking: 5.5 spaces per 1,000 SF GLA
- **Unit 9223 availability: 1,300 SF GLA**
Salon-specific plumbing and electrical improvements to convey.
- **Unit 9231 availability: 3,200 SF GLA with 3864 SF Mezzanine storage.**



Leasing Contacts:

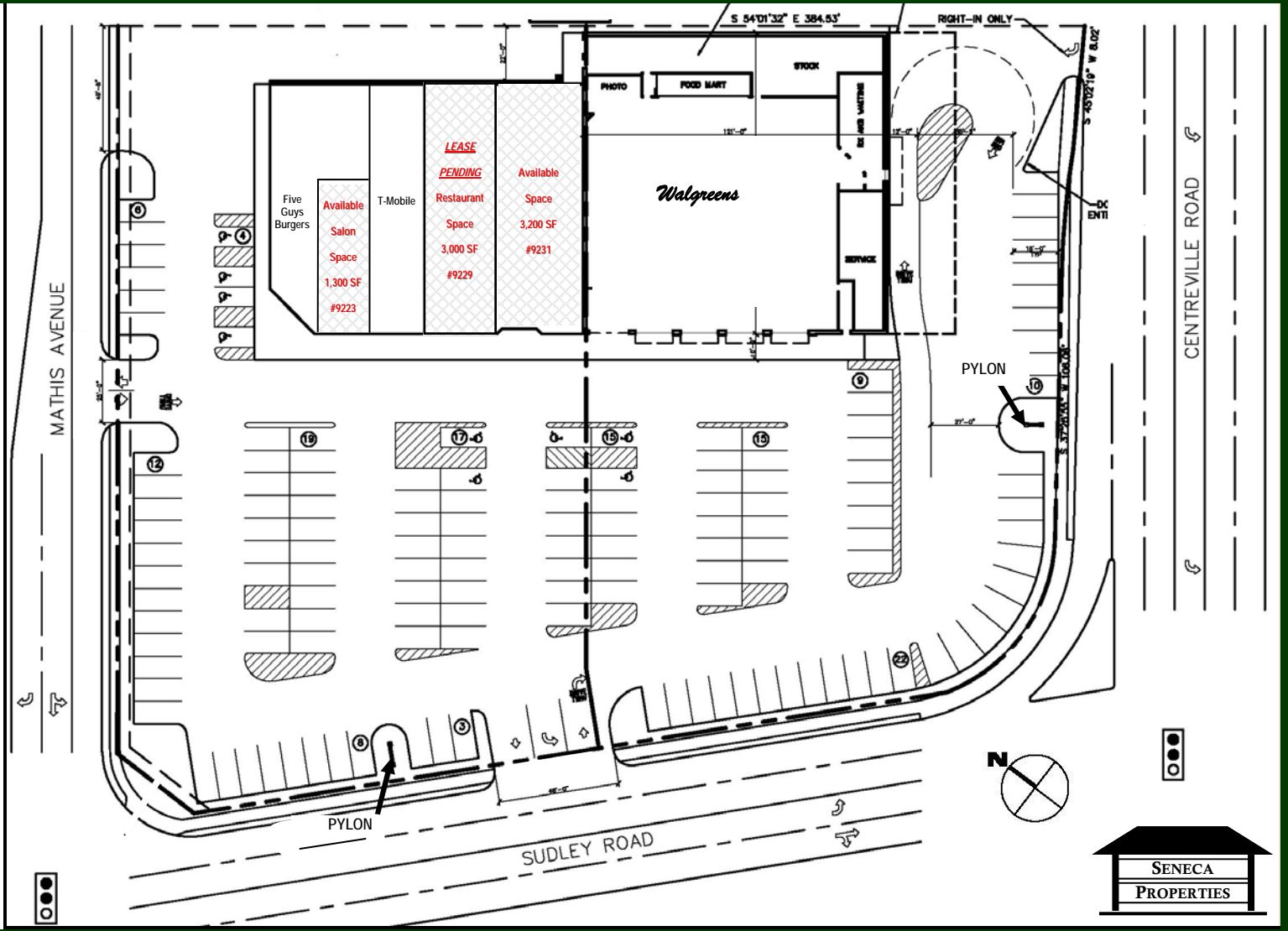


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Manassas Corner Shopping Center



2009 Traffic Counts

Centreville Road (Rte. 28): 32,000 CPD
 Sudley Road (Rte. 234): 33,000 CPD
65,000 CPD

Parking 5.5 spaces per 1,000 SF GLA

2009 Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	14,688	40,233	63,980
Residential Population	15,446	92,965	149,692
# of Households	5,140	29,765	48,937
Median HH Income	\$68,041	\$79,168	\$86,726
Average HH Income	\$79,635	\$85,788	\$92,578
Median Age	34	32	32

