



RETAIL PROPERTY FOR LEASE

PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109



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PROPERTY OVERVIEW



OFFERING SUMMARY

Building Size: 312,277 SF

AVAILABLE SPACES SF

A	10,630 SF
C	8,900 SF
D	36,470 SF
F	3,200 SF
I	1,000 SF
J (Lease Out)	1,700 SF
K	1,000 SF

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- Located near the intersection of Interstate 66 and Highway 234
- Key tenants include 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
- Across from the Northern Virginia Community College Manassas Campus, with more than 10,000 attending students

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



**MANASSAS NATIONAL
BATTLEFIELD PARK**

INTERSTATE 66 (129,000 VPD)

**6 GARAGE
OUTLETS
AVAILABLE**



A



LANE BRYANT

C

OLD NAVY



D



Elle & Body Works



**NICOLE
NAIL SALON**



SUDLEY ROAD (14,000 VPD)



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LOCAL AREA



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ADDITIONAL PHOTOS

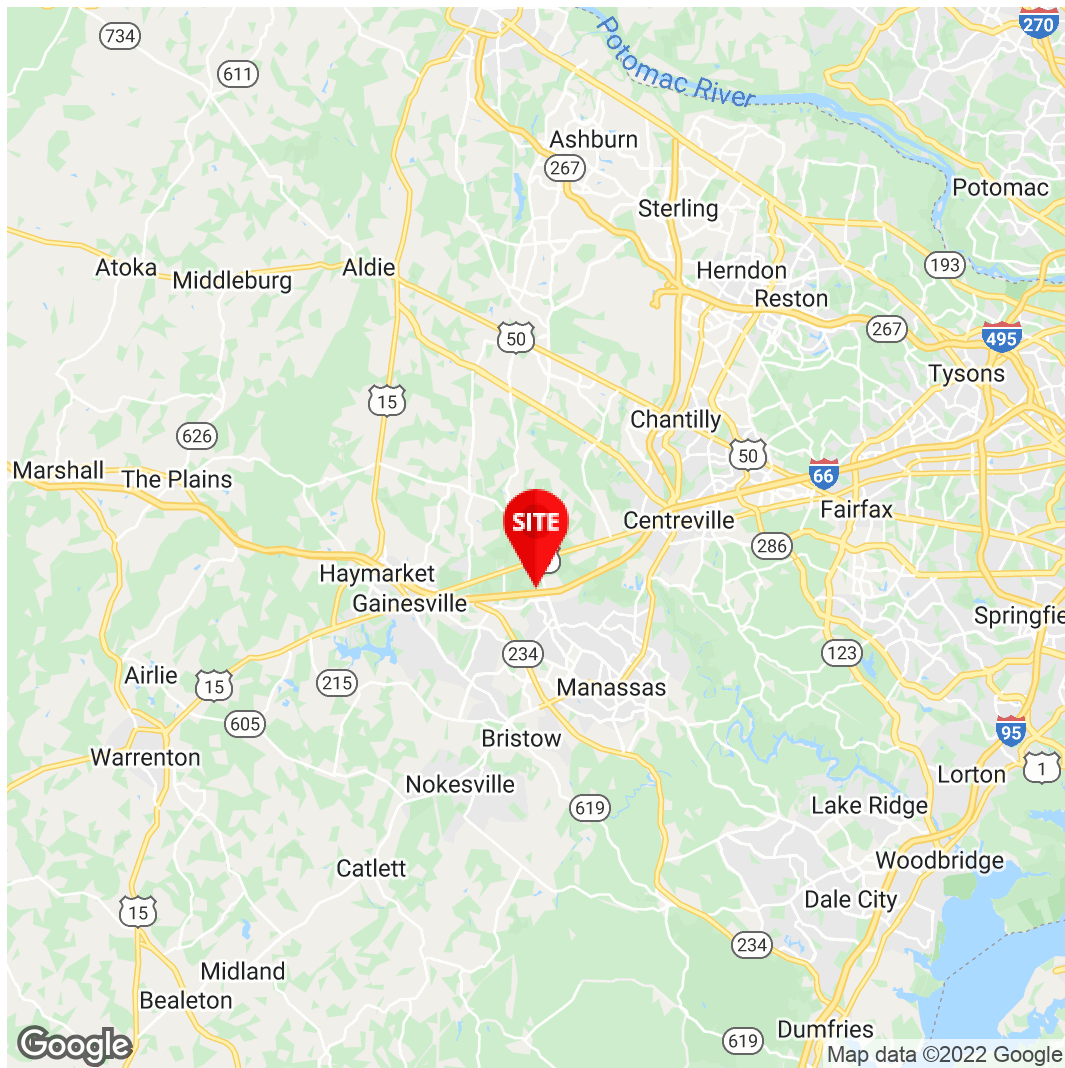


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ADDITIONAL PHOTOS // 5

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