

# RAPPAPORT

## MANASSAS SHOPPING CENTER Manassas, Virginia



**MANASSAS SHOPPING CENTER**

**Peebles**  
Rent-A-Center  
**Advance Auto Parts**  
Hancock Fabrics

CVS pharmacy  
RITE AID  
bloom

Signal Hill Shopping Center  
SHOPPERS  
Panera  
Ruby Tuesday  
Chick-fil-e

Applebee's  
Chipotle

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- MANASSAS SHOPPING CENTER  
FACTS-AT-A-GLANCE**
- 185,083-square-foot community shopping center
  - Anchored by Peebles Department Store
  - surrounded by dense residential and commercial development
  - Diverse mix of tenant with Peebles, Advance Auto Parts, Little Caesar's and even
  - Dense residential population of 91,834 and high household incomes of \$93,203 within a 3-mile radius
  - Convenient access to major arterierie: Route 28 (Centreville Road, 29,000 VPD) and Sudley Road (33,000 VPD)

**DEMOGRAPHICS**

| DEMOGRAPHICS (2011) | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------|----------|----------|-----------|
| POPULATION          | 12,843   | 92,650   | 152,438   |
| AVG HH INCOME       | \$90,597 | \$90,597 | \$109,120 |
| EMPLOYEES           | 11,014   | 41,943   | 68,531    |





| Space | Sq .Ft. | Tenant Name              |
|-------|---------|--------------------------|
| 1     | 3,262   | 7-Eleven                 |
| 2     | 16,138  | Available                |
| 3     | 11,523  | Advance Auto Parts       |
| 4     | 3,154   | Virginia ABC             |
| 5     | 10,721  | JE Rice Hardware         |
| 6     | 1,144   | Zen Relax                |
| 7     | 975     | Nelly's Salon            |
| 8     | 1,605   | Best Barber Shop         |
| 9     | 2,940   | Don Lencho Xtreme        |
| 10    | 2,916   | Archery                  |
| 11    | 8,374   | Family Dollar            |
| 11B   | 6,356   | Available                |
| 12    | 3,125   | Tony's NY Pizza          |
| 13    | 3,200   | Available                |
| 14    | 6,250   | Available                |
| 15    | 15,000  | Fiesta Supermarket       |
| 16    | 5,779   | Available                |
| 17    | 982     | Neda's Jewelry           |
| 18    | 899     | Boost Mobile             |
| 19    | 3,214   | Available                |
| 20/21 | 4,693   | Big Coin Laundromat      |
| 22/23 | 3,520   | Bergers Sewing           |
| 24    | 3,088   | Available                |
| 25    | 3,745   | Available                |
| 26    | 30,000  | Peebles                  |
| 27    | 2,030   | Available                |
| 28    | 9,383   | Small Smiles Dentist     |
| 29    | 4,841   | Available                |
| 30    | 2,030   | Available                |
| 31    | 7,764   | Manassas School of Dance |
| 32    | 3,843   | Wu's Garden              |
| 33    | 1,964   | Little Caesar's Pizza    |
| 34    | 922     | Baldino's Lock           |
| 35    | 168     | Available                |

