

WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109



WASHINGTON, D.C.

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WESTGATE SHOPPING CENTER LEASING PLAN

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For information:

Kyle Irwin

E: kirwin@sterlingorganization.com

P: 855-384-6474



16.83 acres
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UNIT	TENANT	SQ. FT.
8025	Onelife Fitness (Coming Soon)	52,152
8027	T-Mobile	3,080
8029	Music & Arts Center	3,300
8031	Vivian Nail Spa	1,500
8033	Zip's Dry Cleaning	3,500
8039	Pacific Dental (Coming Soon)	4,000

UNIT	TENANT	SQ. FT.
8041	Available	15,000
8051	Inova Health Care Services	5,612
8079	Banfield Pet Hospital	3,445
8085	Panera Bread	4,460
8091	Virginia National Bank	4,000
8093	The Barber Shop	1,500

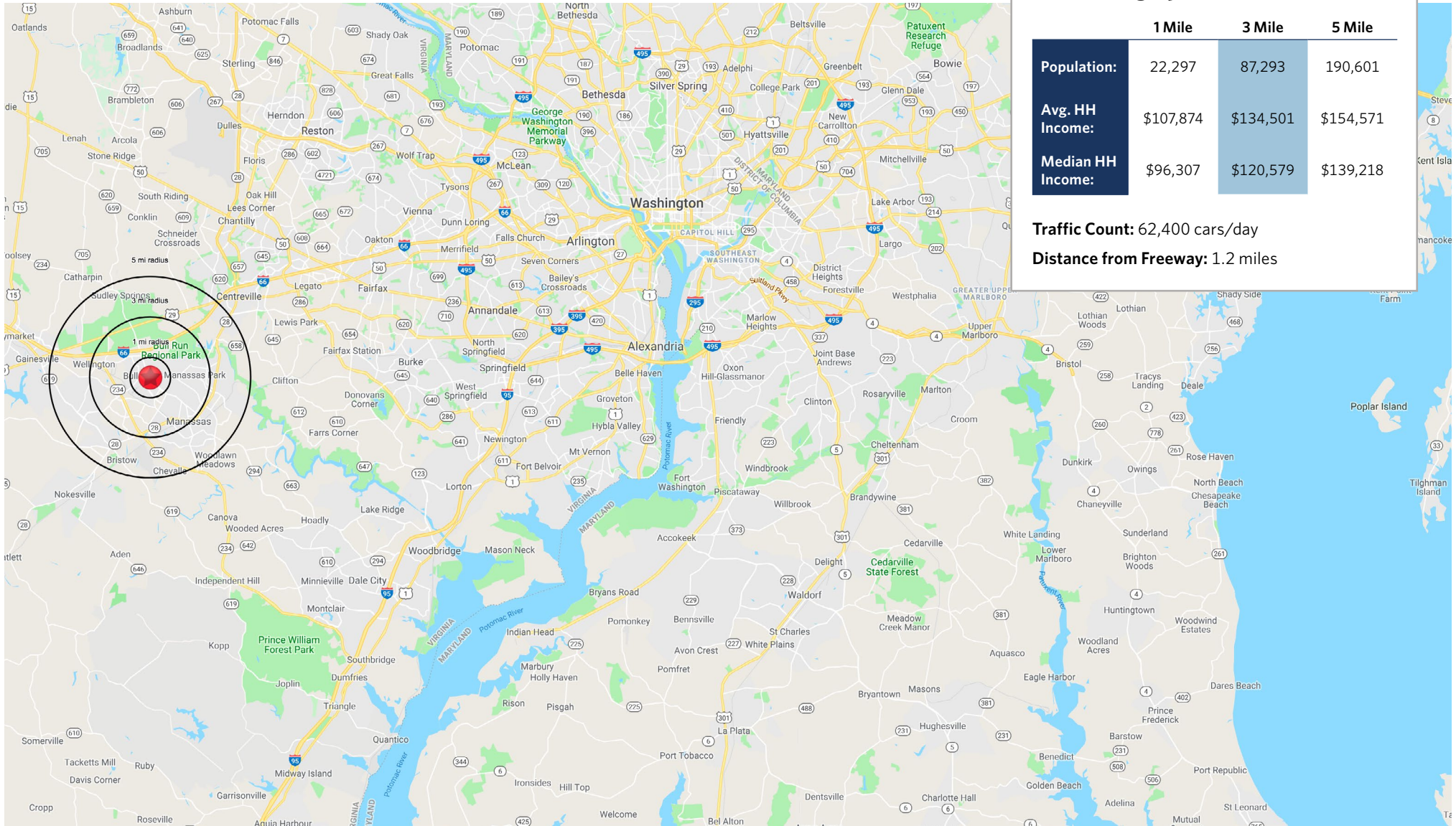
UNIT	TENANT	SQ. FT.
8095	Discount Depot	4,800
8097	Available	3,368
8099	Cactus Grill	4,020
8103	Mattress & Furniture Outlet (Coming Soon)	7,500
8105	Dollar Tree (Coming Soon)	8,777

UNIT	TENANT	SQ. FT.
8113	Cold Stone Creamery	1,337
8117	Goodwill (Coming Soon)	26,095
8121	Kpot Korean BBQ	10,000
8125	Visionworks	3,000

Total Square Feet: 170,446

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Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population:	22,297	87,293	190,601
Avg. HH Income:	\$107,874	\$134,501	\$154,571
Median HH Income:	\$96,307	\$120,579	\$139,218

Traffic Count: 62,400 cars/day

Distance from Freeway: 1.2 miles

