

WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109



WASHINGTON, D.C.

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WESTGATE SHOPPING CENTER LEASING PLAN

8025-8125 Sudley Road, Manassas, VA 20109

For information:

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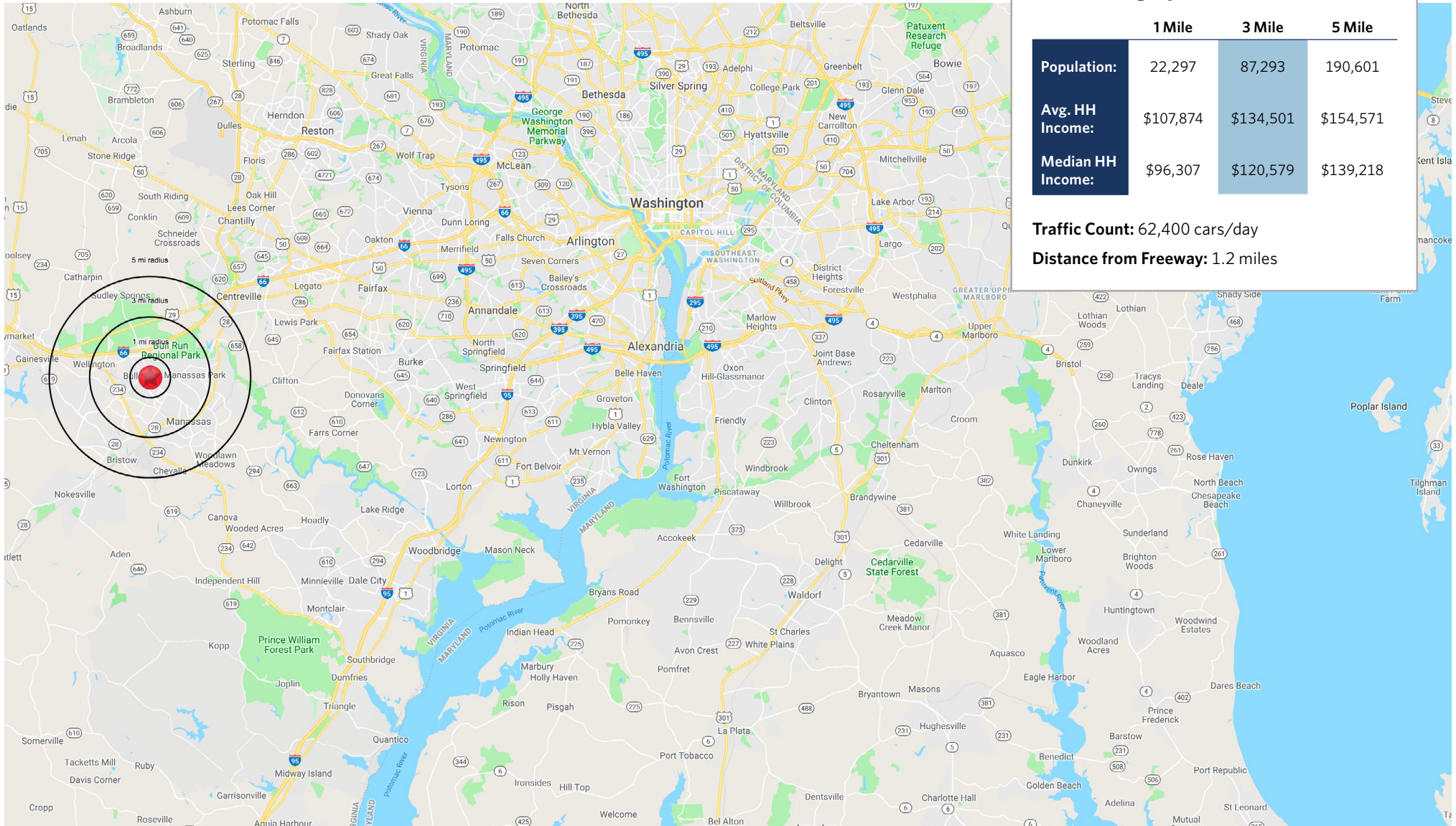


16.83 acres
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 pylon

UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
8025	Onelife Fitness	52,152	8041	Available	15,000	8095	Discount Depot	4,800	8113	Cold Stone Creamery	1,337
8027	T-Mobile	3,080	8051	Inova Health Care Services	5,612	8097	Available	3,368	8117	Goodwill	26,095
8029	Music & Arts Center	3,300	8079	Banfield Pet Hospital	3,445	8099	Cactus Grill	4,020	8121	KPOT Korean BBQ & Hot Pot	10,000
8031	Vivian Nail Spa	1,500	8085	Panera Bread	4,460	8103	Mattress & Furniture Outlet (Coming Soon)	7,500	8125	Visionworks	3,000
8033	Zip's Dry Cleaning	3,500	8091	Virginia National Bank	4,000	8105	Dollar Tree	8,777	Total Square Feet: 170,446		
8039	Pacific Dental (Coming Soon)	4,000	8093	Available	1,500						

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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

WESTGATE SHOPPING CENTER RETAIL

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