

MANASSAS PARK PLAZA



9111 ANDREW DRIVE, MANASSAS PARK, VIRGINIA
ONLY 1200 SQ FT AVAILABLE

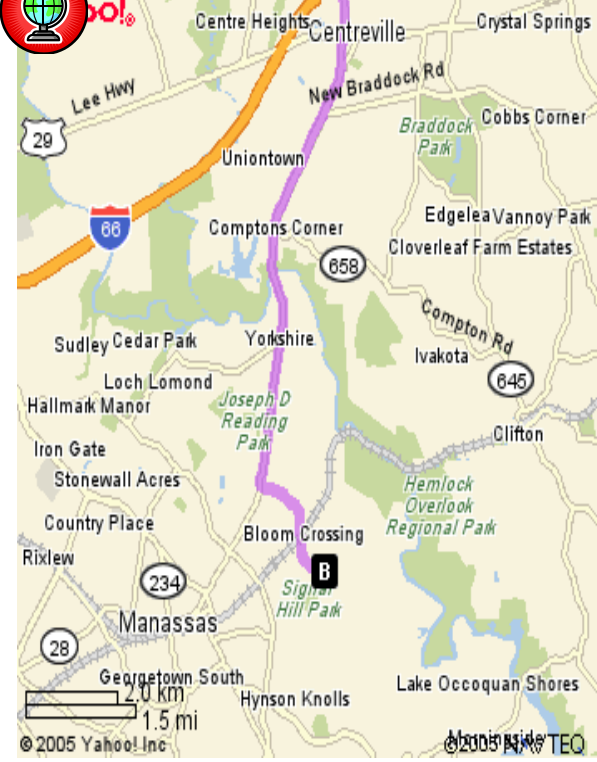


- In the heart of the highest growth area of Manassas Park.
- Easy Access and Easy Parking for Patrons
- Lighted Pylon Signage for Tenants
- Well-located neighborhood shopping center.
- Walk to VRE station.
- Surrounded by thousands of new homes



• Ideal Demographics:

(2008)	5 mile
Population	133,202
Avg. Income	\$101,098



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*all information is provided for marketing purposes, subject to change without notice.

DEMOGRAPHICS

MANASSAS PARK PLAZA

Radius	1 Mile	3 Miles	5 Miles
Population:			
2013 Projection	8,046	66,269	142,356
2008 Estimate	6,663	61,647	133,202
2000 Census	4,341	54,597	119,457
Growth 2008-2013	20.76%	7.5%	6.87%
Growth 2000-2008	53.48%	12.91%	11.51%
2009 Population By Hispanic Origin:	1,647	18,549	32,249
2008 Population by Race:			
White	3,828	39,371	85,600
Black or African American	906	6,671	13,643
American Indian and Alaska Native	32	250	531
Asian	727	2,999	10,668
Native Hawaiian and Pacific Islanders	5	39	95
Other Race	795	9,185	16,647
Two or More Races	371	3,133	6,019
2008 Households:			
2013 Projection	2,494	21,725	47,060
2008 Estimate	2,089	20,295	44,097
2000 Census	1,380	18,036	39,660
Growth 2008-2013	19.42%	7.05%	6.72%
Growth 2000-2008	51.39%	12.52%	11.19%
Owner Occupied	1,773	14,983	32,660
Renter Occupied	315	5,311	11,437
2008 Average Household Income	\$110,651	\$90,396	\$101,098
2008 Medium Household Income	\$100,494	\$74,732	\$84,611
2008 Per Capita Income	\$34,860	\$30,036	\$33,607
2008 Households by Household Income:			
Income less than \$15,000	24	872	1,645
Income \$15,000 - \$24,999	29	964	1,576
Income \$25,000 - \$34,999	43	1,418	2,576
Income \$35,000 - \$49,999	144	2,410	4,501
Income \$50,000 - \$74,999	333	4,531	8,754
Income \$75,000 - \$99,999	462	3,666	7,893
Income \$100,000 - \$149,999	736	4,271	10,318
Income \$150,000 - \$249,999	259	1,606	5,363
Income \$250,000 - \$499,999	51	421	1,166
Income \$500,000 or more	8	136	343

Information contained here was obtained from sources deemed as reliable, but accuracy thereof is not warranted.
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

MANASSAS PARK PLAZA

**"The Hottest Businesses...
at the Most Popular Address in Manassas Park"**



DIRECTIONS FROM DULLES AIRPORT:

1. Start going toward the **AIRPORT EXIT** on **DULLES AIRPORT ACCESS RD** - go **0.7 mi**
2. Take exit **#9/VA-28** onto **SULLY RD[VA-28]** toward **CENTREVILLE** - go **9.3 mi**
3. Continue to follow **VA-28 SOUTH** - go **4.9 mi**
4. Turn Left on **MANASSAS DR** - go **1.5 mi**
5. Turn Left on **ANDREW DR** - go **0.1 mi**
6. Arrive at **MANASSAS PARK PLAZA**

DIRECTIONS FROM I-66

1. Take ramp onto **I-66 WEST** - go **13.2 mi**
2. Take exit **#53/VA-28 SOUTH** onto **SULLY RD[VA-28]** toward **CENTREVILLE** - go **1.1 mi**
3. Continue to follow **VA-28 SOUTH** - go **4.9 mi**
4. Turn Left on **MANASSAS DR** - go **1.5 mi**
5. Turn Left on **ANDREW DR** - go **0.1 mi**
6. Arrive at **MANASSAS PARK PLAZA**

MANASSAS PARK PLAZA

Best Tenant Mix...Easy Access for
Customers...Greatest Visibility



THIS COULD BE
YOU:



ROYAL
BARBER



...and Many Others...

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MANASSAS PARK PLAZA

This Could Be You



MANASSAS PARK PLAZA

RETAIL SPACE AVAILABLE

