



**NEW RETAIL DEVELOPMENT DELIVERING Q1 2027**

# BRADLEY SQUARE SHOPPING CENTER

8910 BRADLEY MANOR PL, MANASSAS, VA 20112



# BRADLEY SQUARE SHOPPING CENTER

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Bradley Square Shopping Center is a 16,280 SF new construction retail strip center complemented by a 10,440 SF build-to-suit daycare opportunity, situated on 2.84 acres with significant frontage along Dumfries Road and Bradley Manor Place immediate access to Prince William Parkway. The project offers flexible demising options to accommodate a variety of retail, service, and medical users.

### PROPERTY HIGHLIGHTS

- New construction retail strip center fronting Dumfries Road
- BTS Daycare opportunity with 5,000 SF playground area
- Convenient major roadways - Rt 234 (40,818 VPD) & Rt 294/ Prince William Parkway (27,156 VPD)
- Zoned B-1; General Business (Prince William County)

### OFFERING SUMMARY

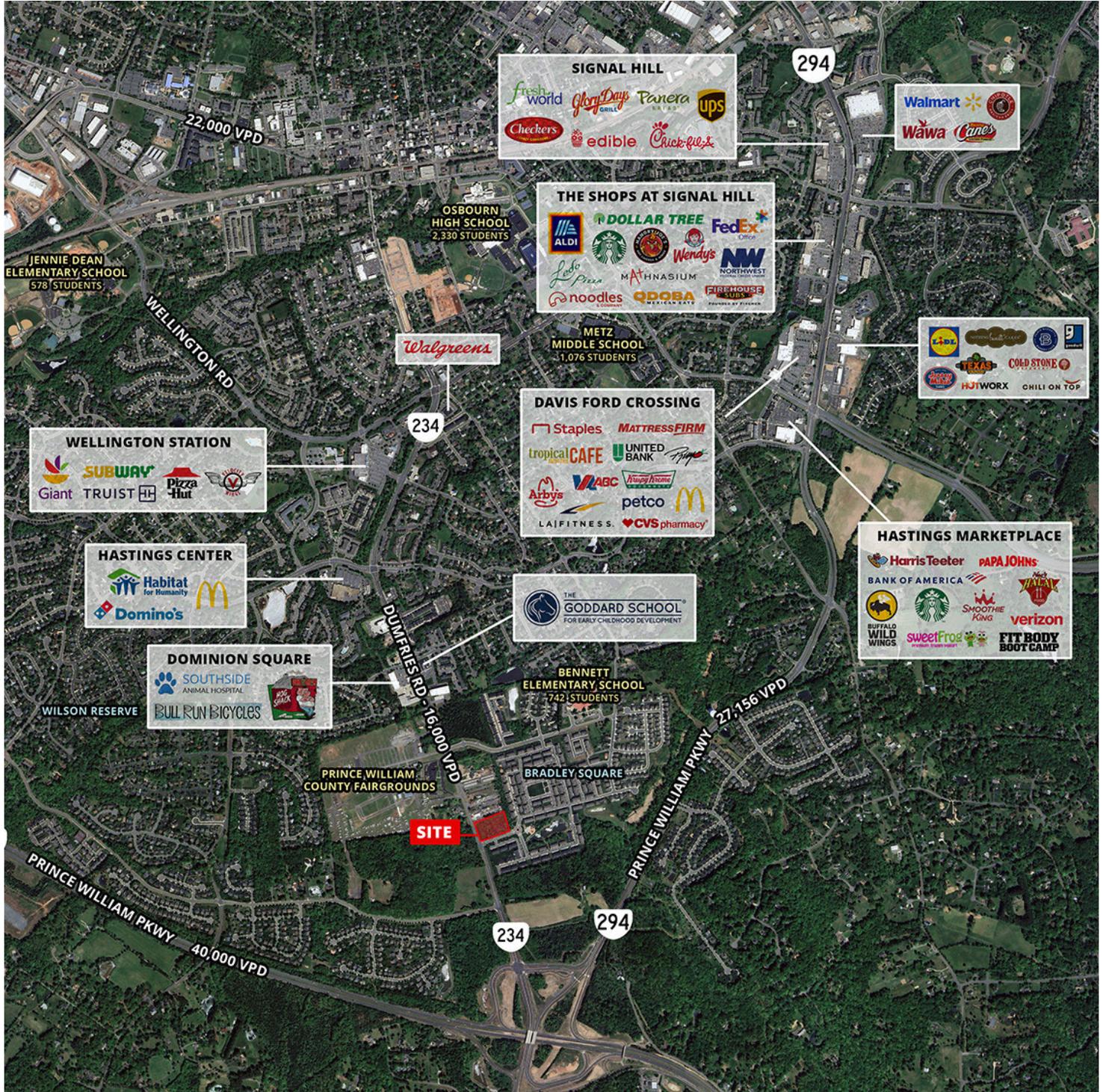
<b>Lease Rate:</b>	Negotiable
<b>Strip Center Available SF:</b>	1,800 - 16,280 SF
<b>Build-to-suit Daycare SF:</b>	10,440 SF
<b>Lot Size:</b>	2.84 Acres

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,312	17,094	46,016
<b>Total Population</b>	10,160	52,629	145,433
<b>Average HH Income</b>	\$174,004	\$164,926	\$156,766

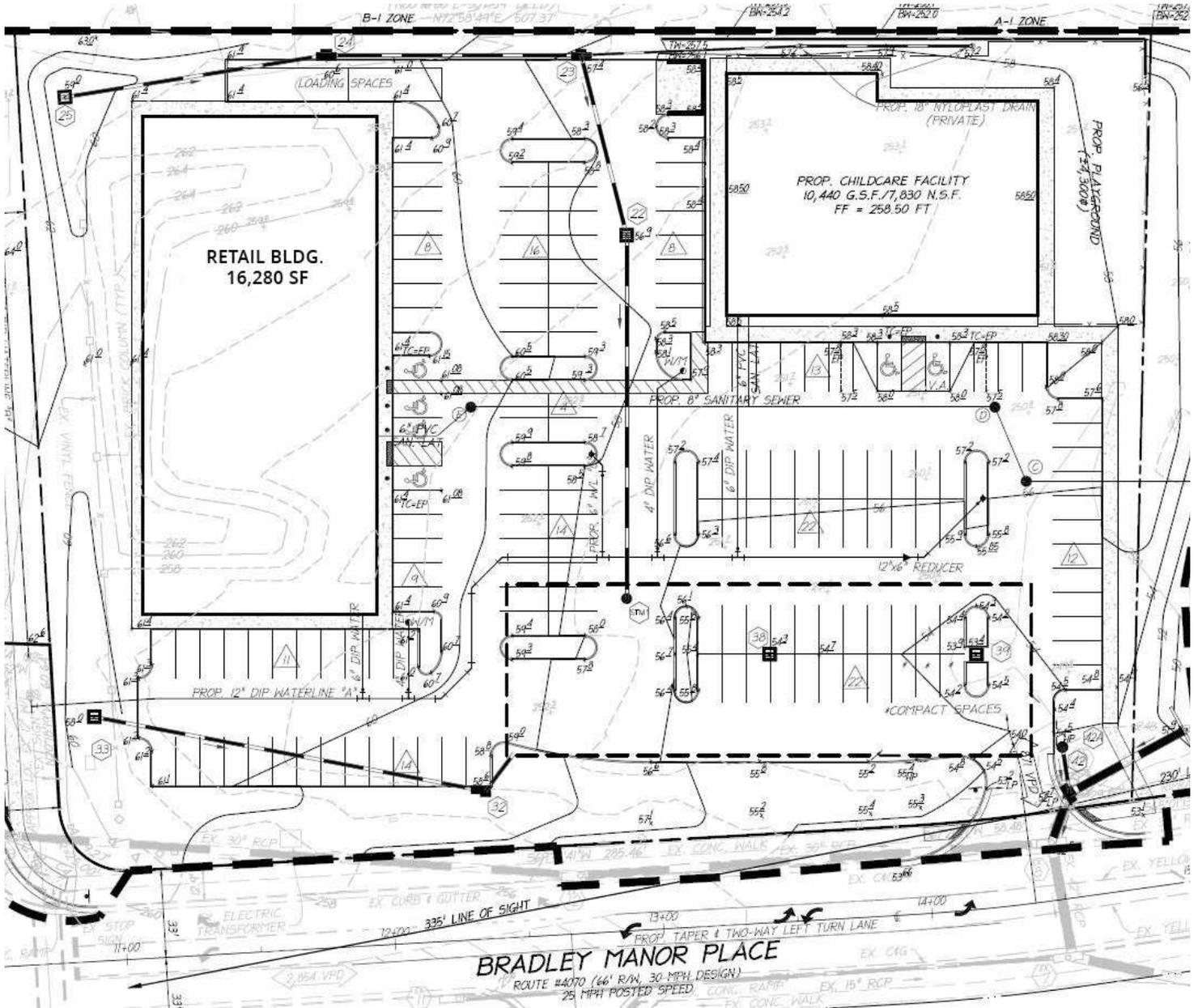
# BRADLEY SQUARE SHOPPING CENTER

## ACCESS/ RETAIL MAP



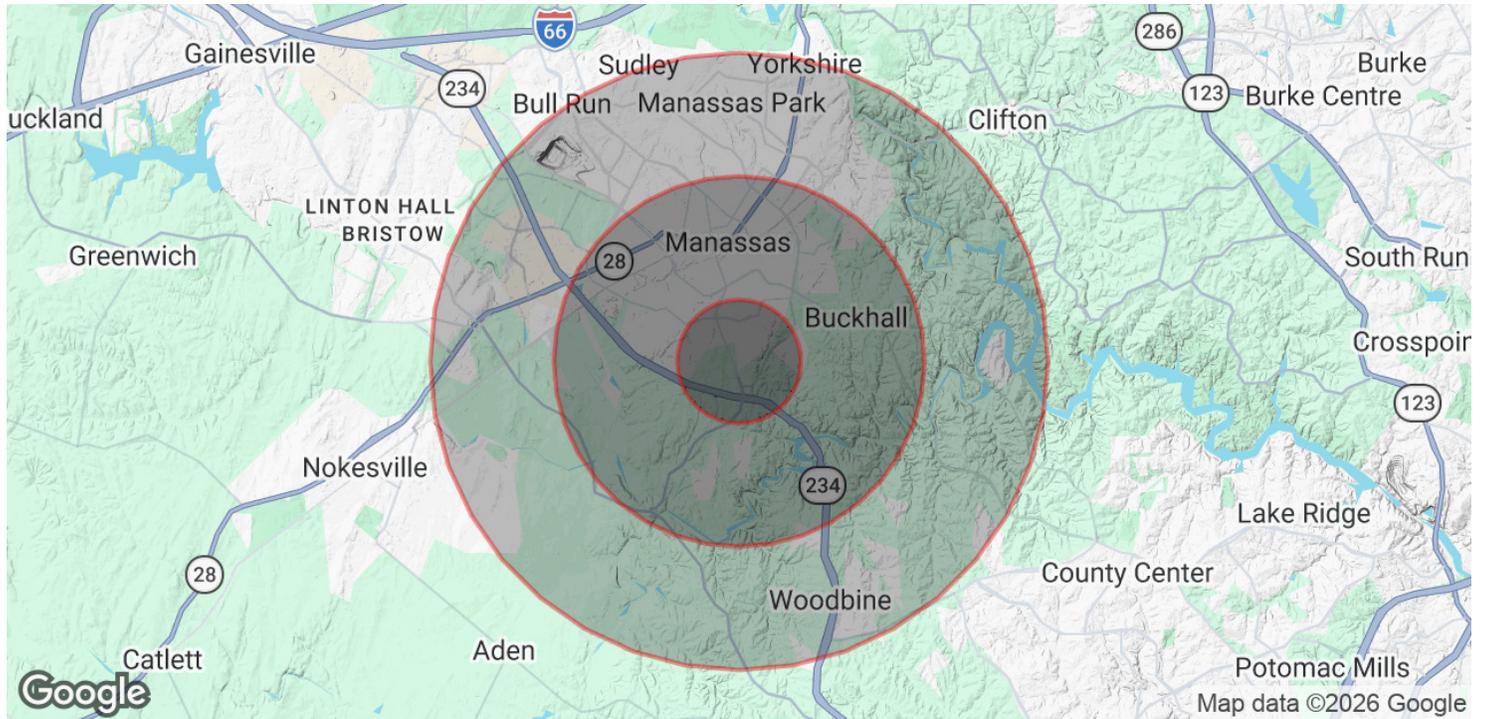
# BRADLEY SQUARE SHOPPING CENTER

SITE PLAN



# BRADLEY SQUARE SHOPPING CENTER

## DEMOGRAPHICS MAP & REPORT



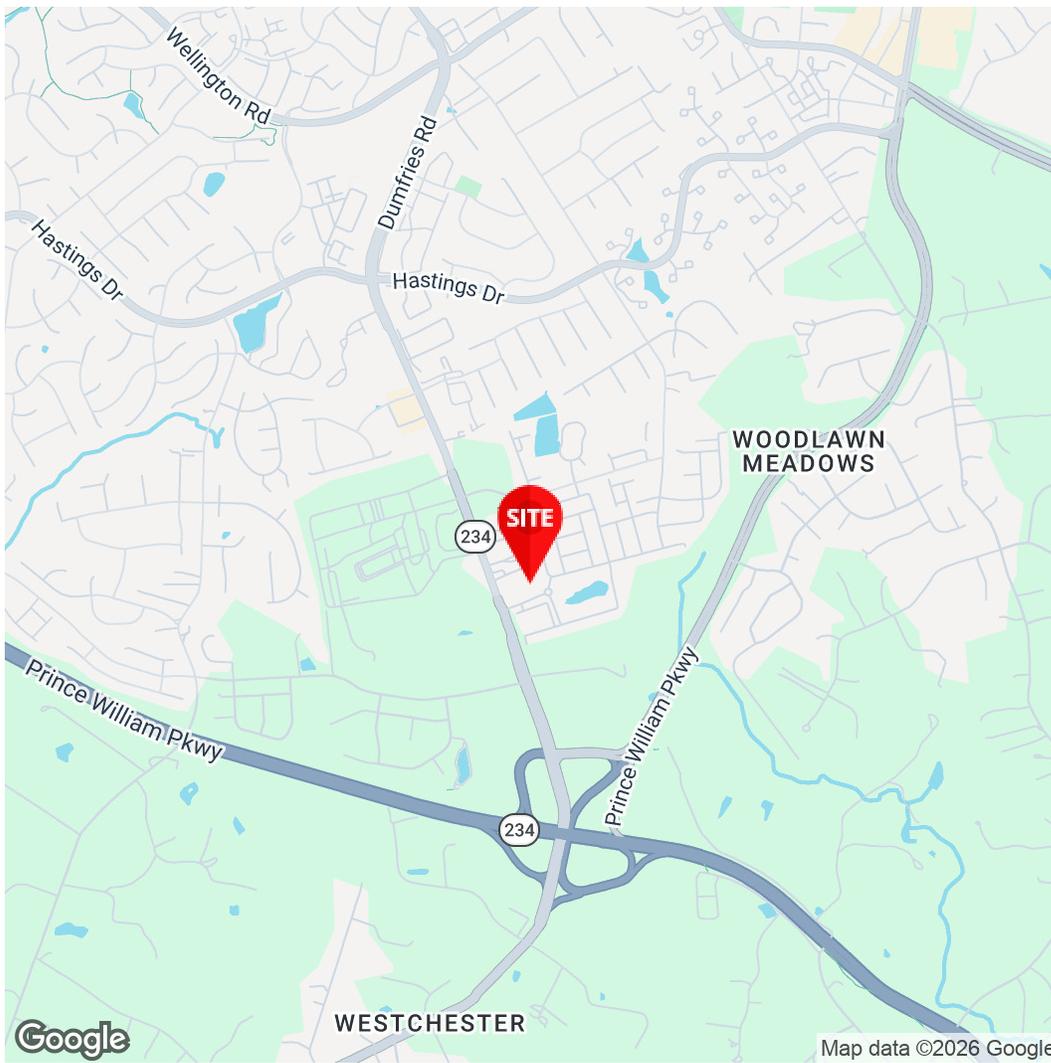
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,160	52,629	145,433
<b>Average Age</b>	37	38	37
<b>Average Age (Male)</b>	36	37	36
<b>Average Age (Female)</b>	38	39	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,312	17,094	46,016
<b># of Persons per HH</b>	3.1	3.1	3.2
<b>Average HH Income</b>	\$174,004	\$164,926	\$156,766
<b>Average House Value</b>	\$604,115	\$555,065	\$541,082

Demographics data derived from AlphaMap



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