



SITE PLAN APPROVED DAYCARE PAD FOR SALE

BRADLEY SQUARE SHOPPING CENTER

8910 BRADLEY MANOR PL, MANASSAS, VA 20112



BRADLEY SQUARE SHOPPING CENTER

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Site Plan Approved 10,440 SF Daycare site with 4,300 SF playground for sale at the intersection of Dumfries Road and Bradley Manor Place

PROPERTY HIGHLIGHTS

- Site-Plan Approved Daycare pad site
- 10,440 SF building with 4,300 SF playground
- 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

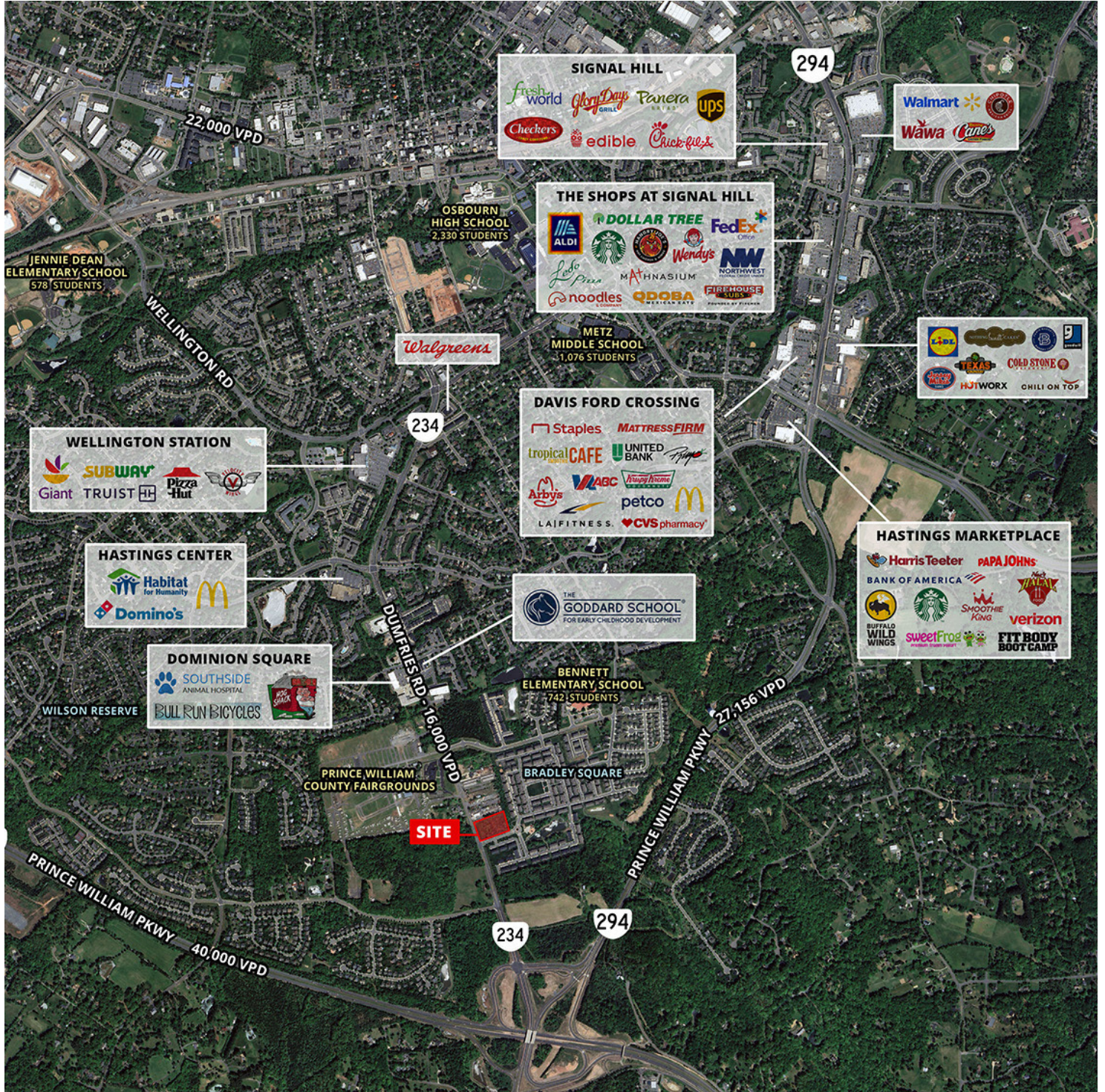
Lease Rate:	Negotiable
Build-to-suit Daycare SF:	10,440 SF
Lot Size:	2.84 Acres

DEMOGRAPHICS

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

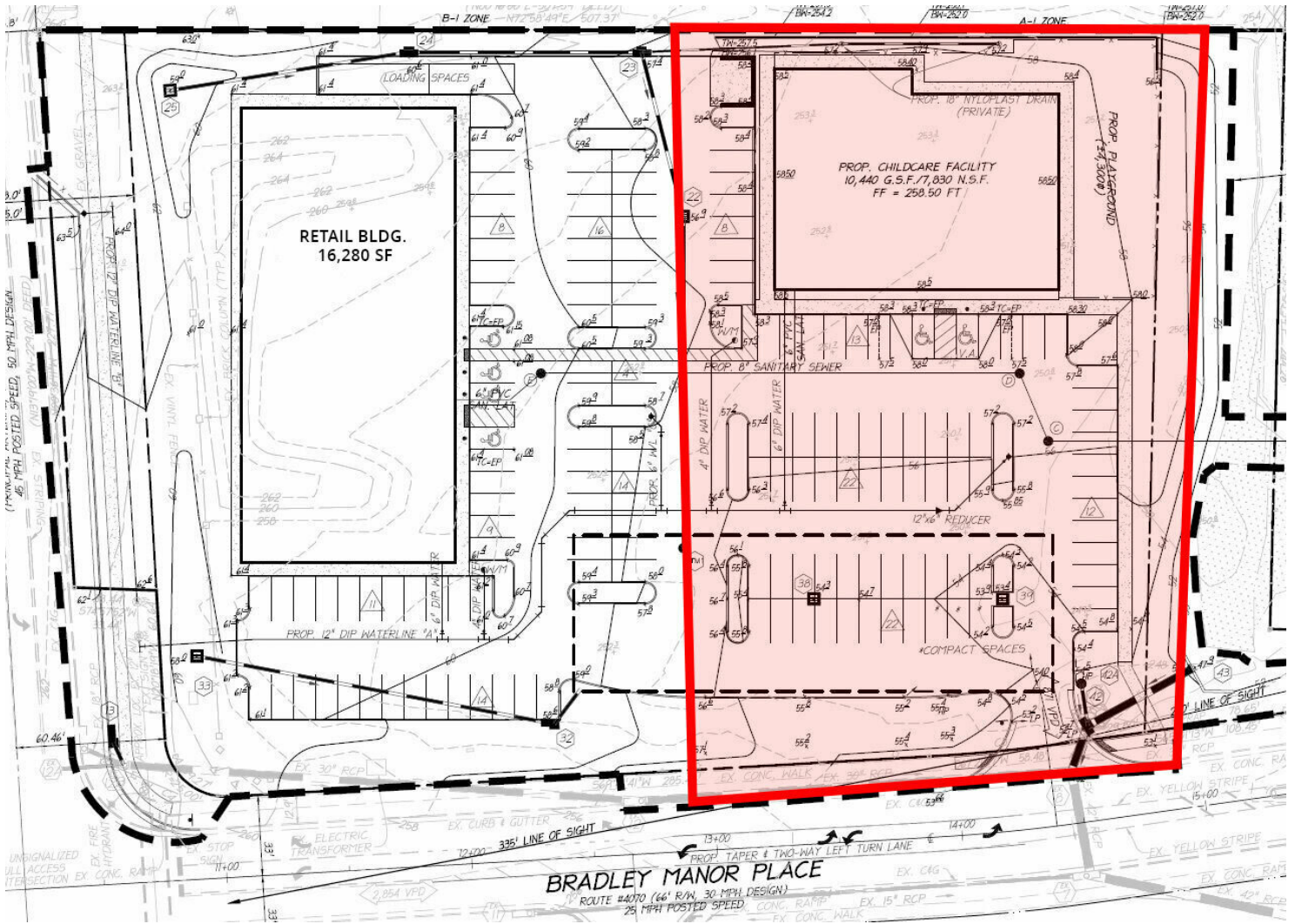
BRADLEY SQUARE SHOPPING CENTER

ACCESS/ RETAIL MAP



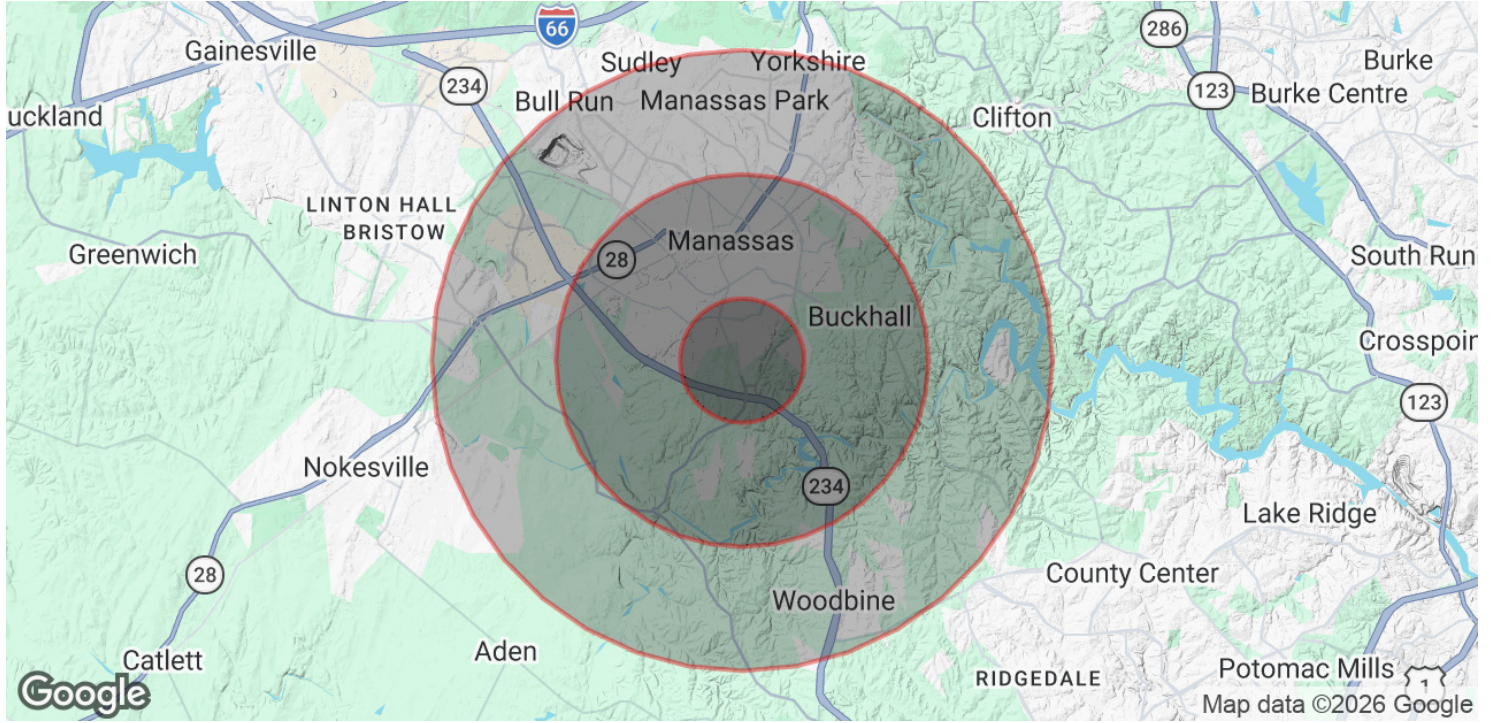
BRADLEY SQUARE SHOPPING CENTER

SITE PLAN - PARCEL SPLIT



BRADLEY SQUARE SHOPPING CENTER

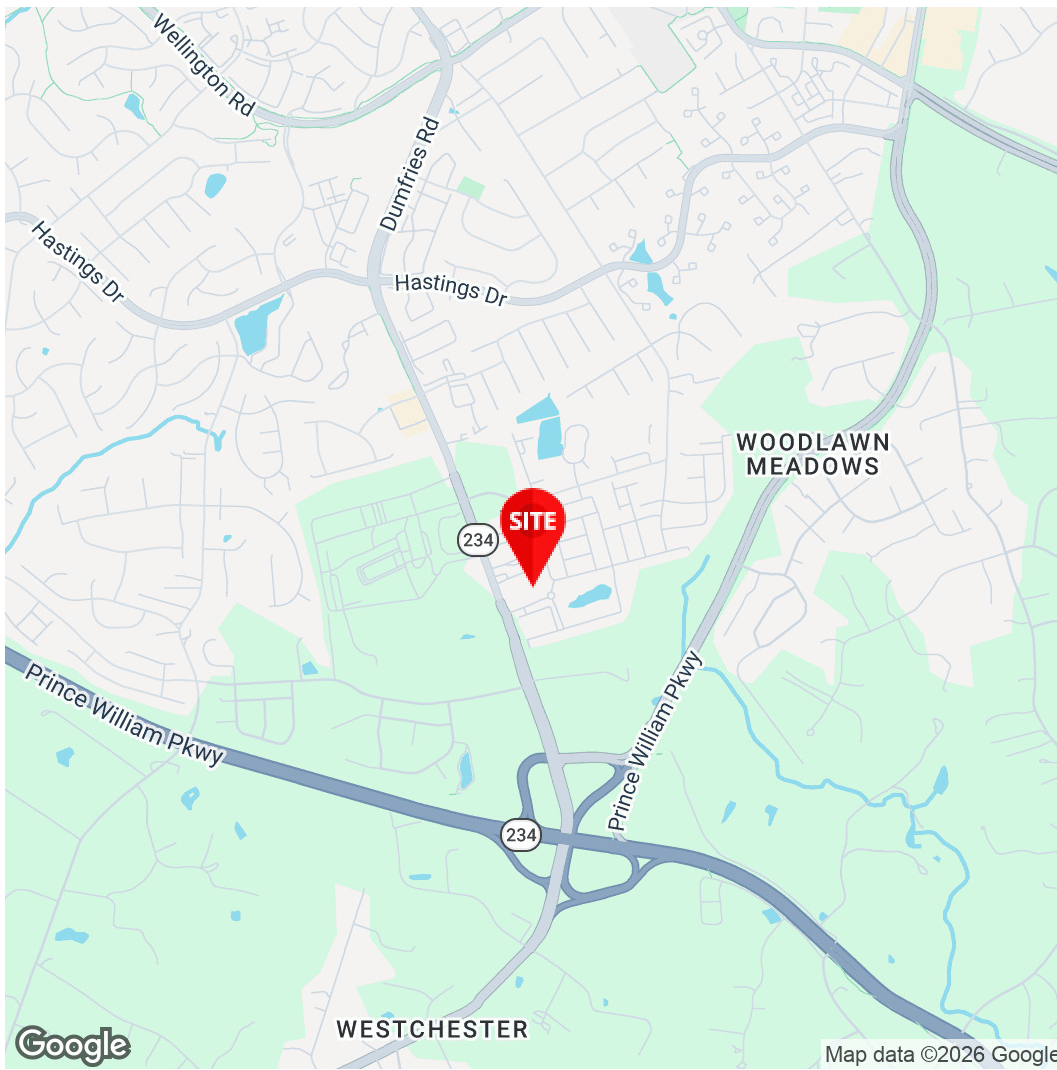
DEMOGRAPHICS MAP & REPORT



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

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

2020 American Community Survey (ACS)



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