



# Ashton Square

8130 Ashton Avenue, Manassas, VA 20109

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts

#### PROJECT SIZE

9,864 SF

#### AVAILABILITY

100% leased development with a completely finished pad site available along with a ready to go ATM pad (all utility conduits are stubbed to this pad)



PHASE I FULLY LEASED

PHASE II FINISHED PAD FOR SALE OR LEASE

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#### DEMOGRAPHICS

POPULATION AVG. INCOMEDAYTIME POP

|        | POPULATION | AVG. INCOME | DAYTIME POP |
|--------|------------|-------------|-------------|
| 1 mile | 19,401     | \$71,187    | 10,972      |
| 3 mile | 73,129     | \$89,999    | 43,977      |
| 5 mile | 173,257    | \$110,592   | 79,373      |

- Up to 6,400 SF per floor and up to 2 floors.
- ATM kiosk finished pad available: Front and center at signalized entrance. Site plan approved & finished with all utilities stubbed to the site.
- New retail development with excellent visibility and access at the signalized intersection of Ashton Ave. (27,000 ADT) and Lomond Dr. (8,800 ADT).
- Generous monument signage available and ample surface parking available.
- Under Construction Rosemount Lewis Elementary School next door with 900+ student capacity and scheduled to open September

#### JOIN THESE RETAILERS:



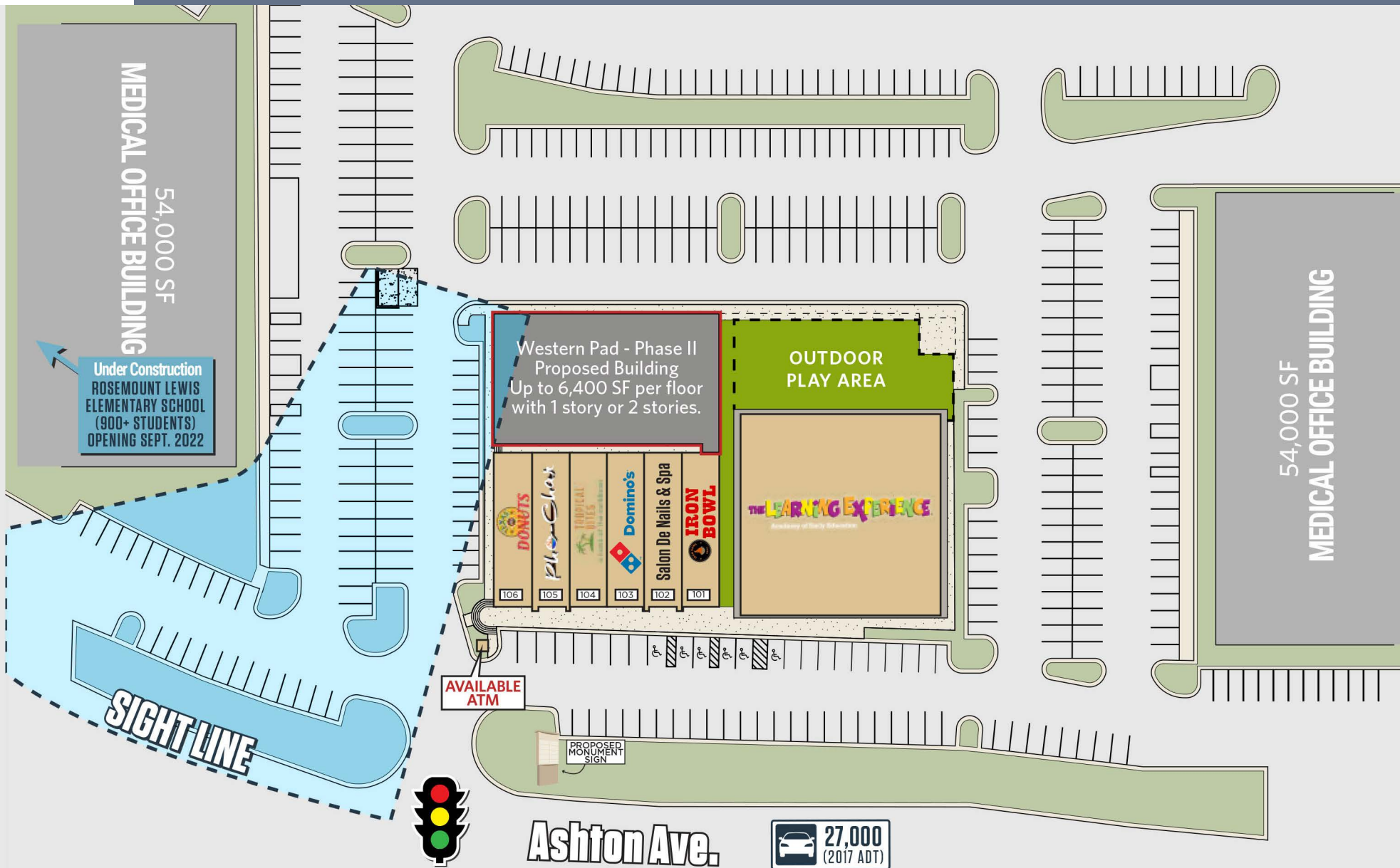
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# Site Plan





# Aerial





# Aerial





# Photos

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