

Village AT MANASSAS PARK

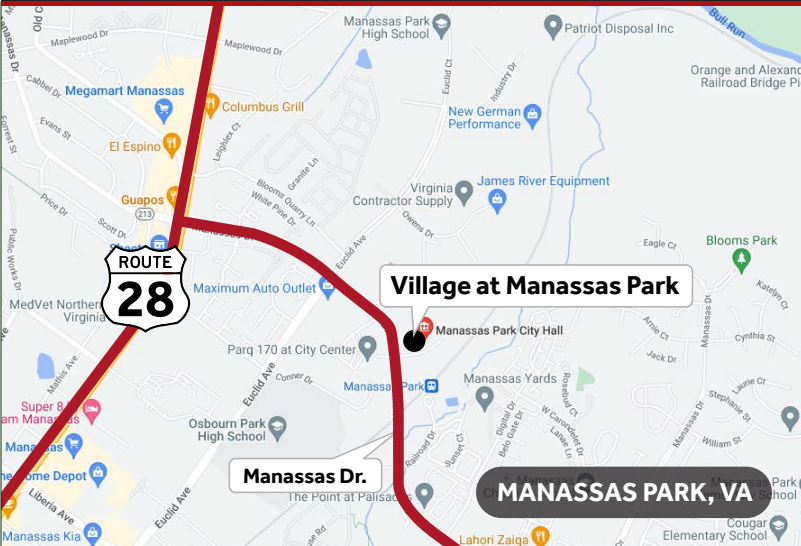
ONE PARK CENTER COURT,
MANASSAS PARK, VA 20111

6,500 SF +/- "BUILDING C" FOR LEASE



6,500 SF (DIVISIBLE) CLASS A RESTAURANT/RETAIL SPACE
NOW AVAILABLE IN NEW MANASSAS PARK CITY CENTER DEVELOPMENT!

LOCATION



**6,500 SF (Divisible) Class A Restaurant
Or Retail Space Now Available For Lease**



HIGHLIGHTS

- Located in the vibrant heart of Manassas Park, VA, **The Village at Manassas Park - "Building C"** features 6,500 SF (divisible) of brand-new Class A Single Story Retail/Restaurant Space.
- The site is conveniently located on Manassas Drive (16,000 VPD) with easy access to Route 28 and I-66.
- The 6500 SF "Building C" (Q2 2022 delivery) is an integral part of a beautiful new "city-center" commercial venue that will feature a new 50,000 SF City Hall complex (June 2022 delivery), a future 40,000 +/- SF movie theater (potential 2024 delivery), and a supplementary VRE Garage (late 2023 delivery).
- The finished site will have stunning outdoor public plazas, activated entertainment areas, and restaurant seating areas, and it is well-parked (449 day-time parking spaces and 558 night/weekend spaces available upon completion).

2022 AREA DEMOGRAPHICS

DISTANCE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	13,122	78,915	173,077
Households	4,525	24,737	56,685
Avg. HH Income	\$127,821	\$112,847	\$126,368

Join:



**Manassas Park
VIRGINIA**

(New City Hall - Now Complete)



Jirani Coffee

Executed Leases

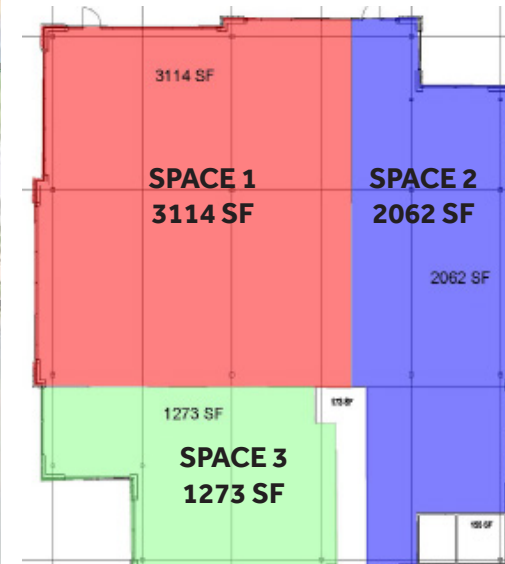
SITE PLAN



LEASING AVAILABILITIES

BUILDING C **6500 SF**
 (Divisible)

Conceptual Demising Plan *Flexible Demising



* Beautiful Outdoor Plaza
 & Restaurant Seating
 Areas Available.

CONTACT

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AERIAL PERSPECTIVE



MANASSAS PARK CITY HALL
Construction Complete

**Future Movie
Theater Site**

BUILDING C
6500 SF (divisible)
Class A Retail/
Restaurant For Lease
(*See Pages 5 & 6 for Current
Architectural Renderings)

***This Aerial Perspective is
Conceptual (and Subject to Change).**

PHOTOS



PHOTOS



PHOTOS

