

# Village AT MANASSAS PARK

ONE PARK CENTER COURT,  
MANASSAS PARK, VA 20111

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



\*VIEW FROM MANASSAS DRIVE



## LOCATION



**6,500 SF (Divisible) Class A Restaurant  
Or Retail Space Now Available For Lease**  
**\*CDS Delivery Q2 2022**



## 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**

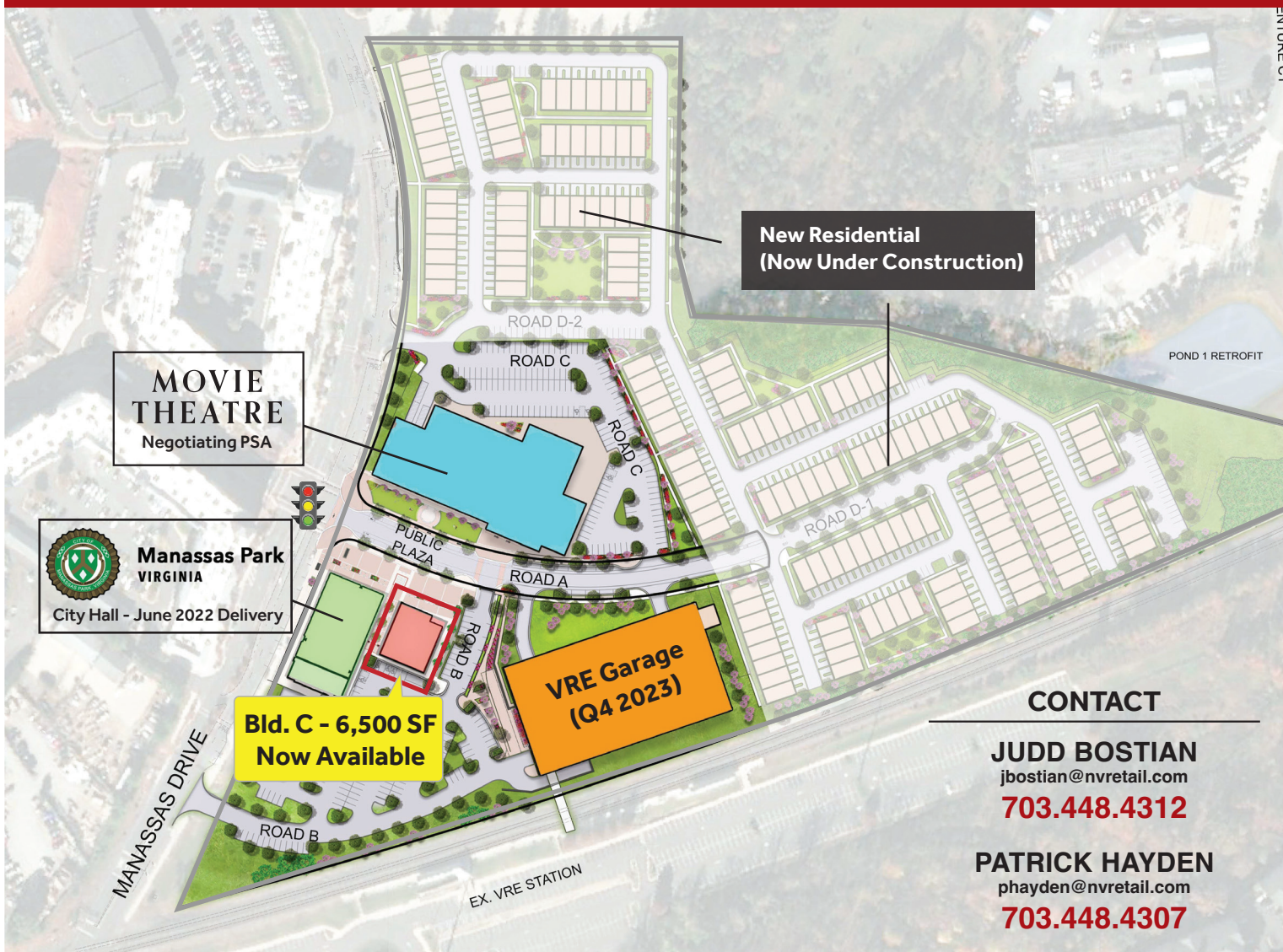
(New City Hall - Under Construction)

**MOVIE THEATRE**

(Negotiating PSA)



## SITE PLAN

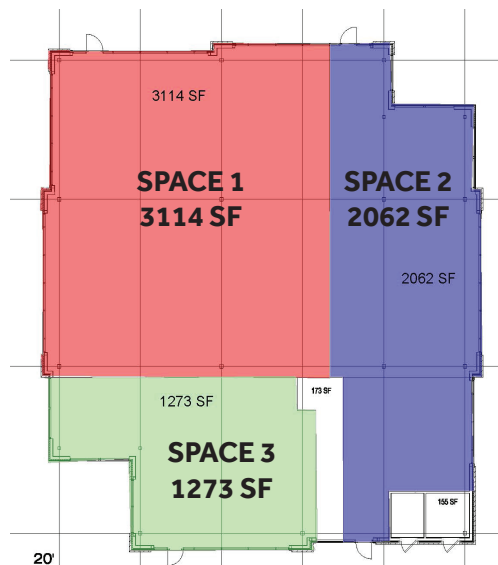


## LEASING AVAILABILITIES

### 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**  
Now Under Construction  
(2022 Delivery)

**MOVIE THEATRE**  
Currently Negotiating PSA

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

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

RENDERINGS

**BUILDING C**  
**3D PERSPECTIVES**



**Stunning modern architectural  
facades with 360 degree finishes!**





## ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

## ELEVATIONS



EAST ELEVATION



WEST ELEVATION