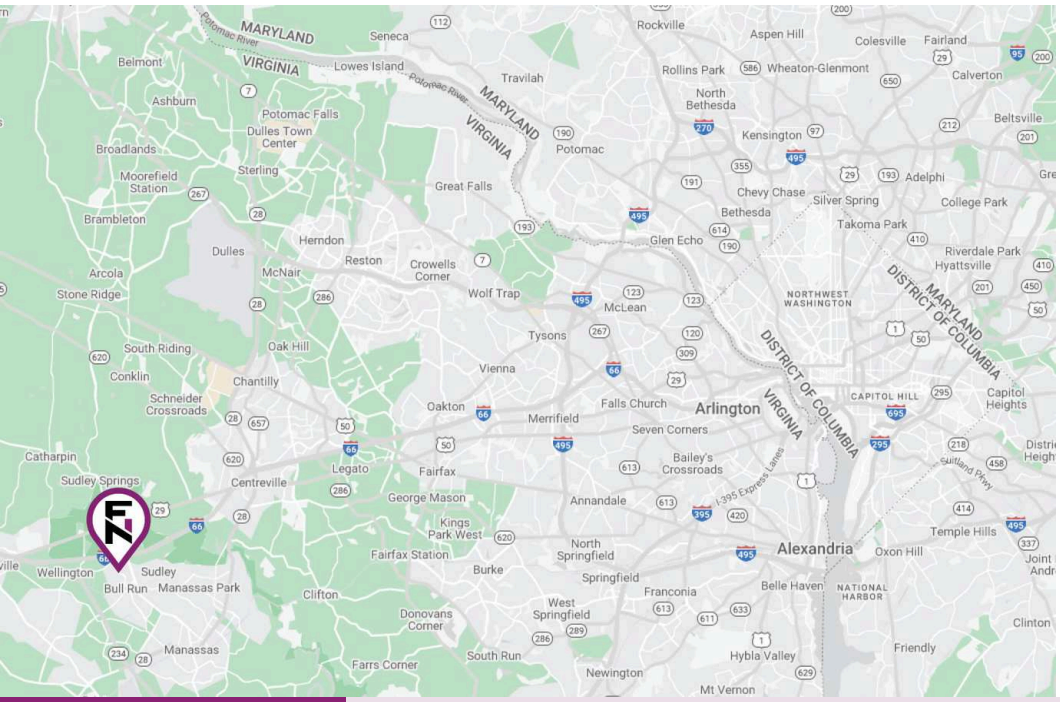
PROMENADE AT MANASSAS

7486 Stream Walk Lane, Manassas, VA 20109

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

MSA	Washington, DC
COUNTY	Prince William
GLA	280,760
ACRES	32.5
PARKING	780

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	114,691	61,637	180,926
	5,134	19,831	58,266
$	$98,635	$122,813	$146,773

PROPERTY FEATURES

- Promenade at Manassas is a 280760 SF shopping center anchored by a 107,400 SF Home Depot and a 43,244 SF Oh! Market.
- The center features a high-quality tenant roster including The Tile Shop, Ashley Home Furniture, Planet Fitness, and Sherwin Williams.
- Located at the intersection of I-66 and Sudley Road in Manassas, Virginia, the center is highly visible to combined traffic of over 76,000 VPD at the intersection between Sudley Drive and Balls Ford Road.
- The property's unmatched regional location and lineup of destination tenants allow for the center to draw and benefit from the tremendous demographics of this densely populated in-fill market of DC.

PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
1	Home Depot	107,400
2	Oh! Market International Food	43,244
3	Ashley Furniture Homestore	32,144
4	The Tile Shop	26,568
5	Subway	1,200
6	China Palace II	2,000
7	Fast Signs	1,200
8-9	ProLine Manassas Beauty Supply	4,800
10	JD Haircuts	1,200
11	KDK Nails Spa	1,200
12	J&S Latino	1,200
13	Bakery El Oasis del Sabor	1,200
14	Baby To Baby	4,750
15-16	Planet Fitness	18,514
17	Chuck E. Cheese's	16,000
18	Tokyo Grill	1,440
19-20	Tiny Bubbles	3,300
21	Tobacco and More	1,625
22	Josie's Hair Salon	975
23	Atlantic Phones Plus	1,300
24	A R Snack Mart	4,500
25	Sherwin-Williams	5,000

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

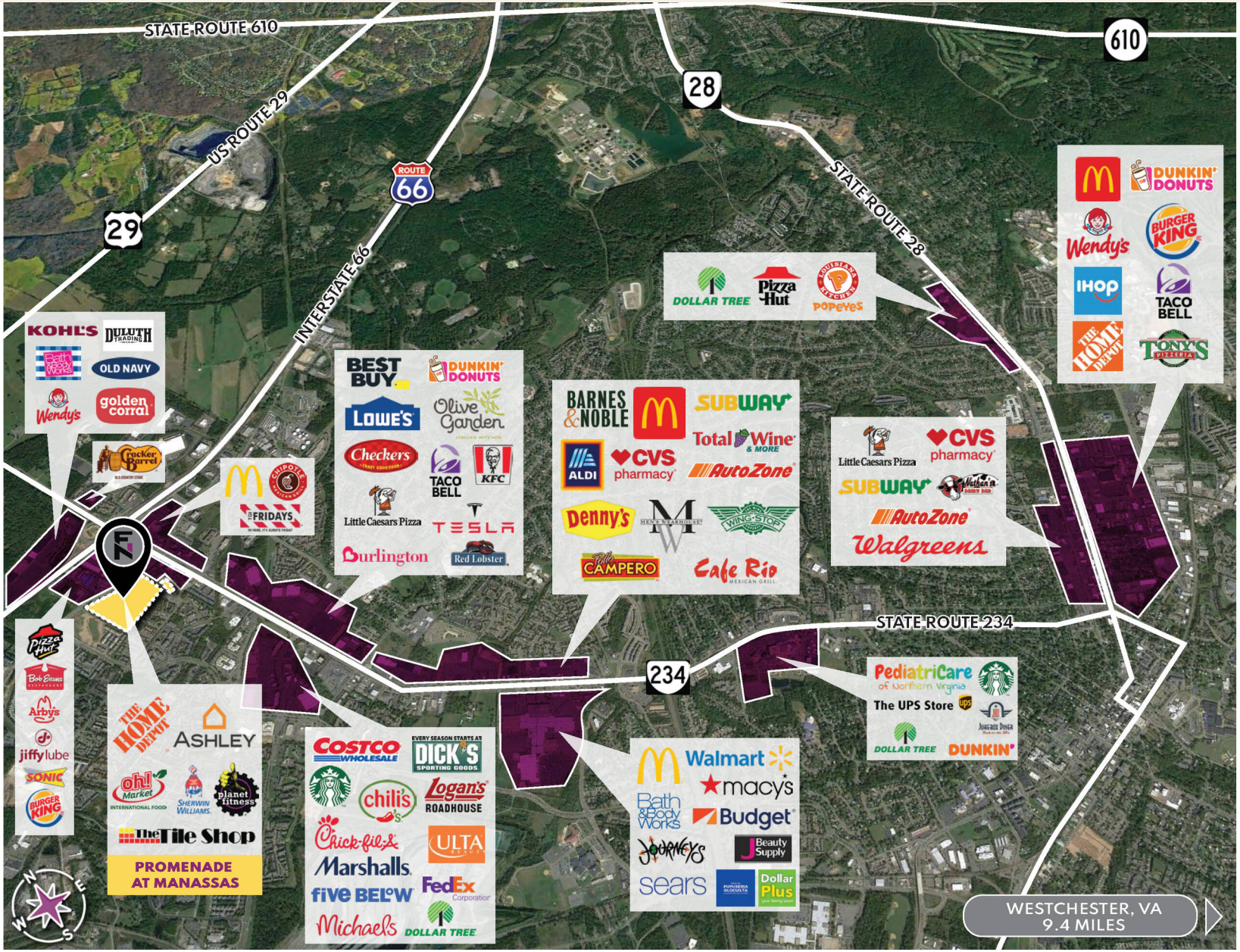
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