

# WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109





WASHINGTON, D.C.

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For information:

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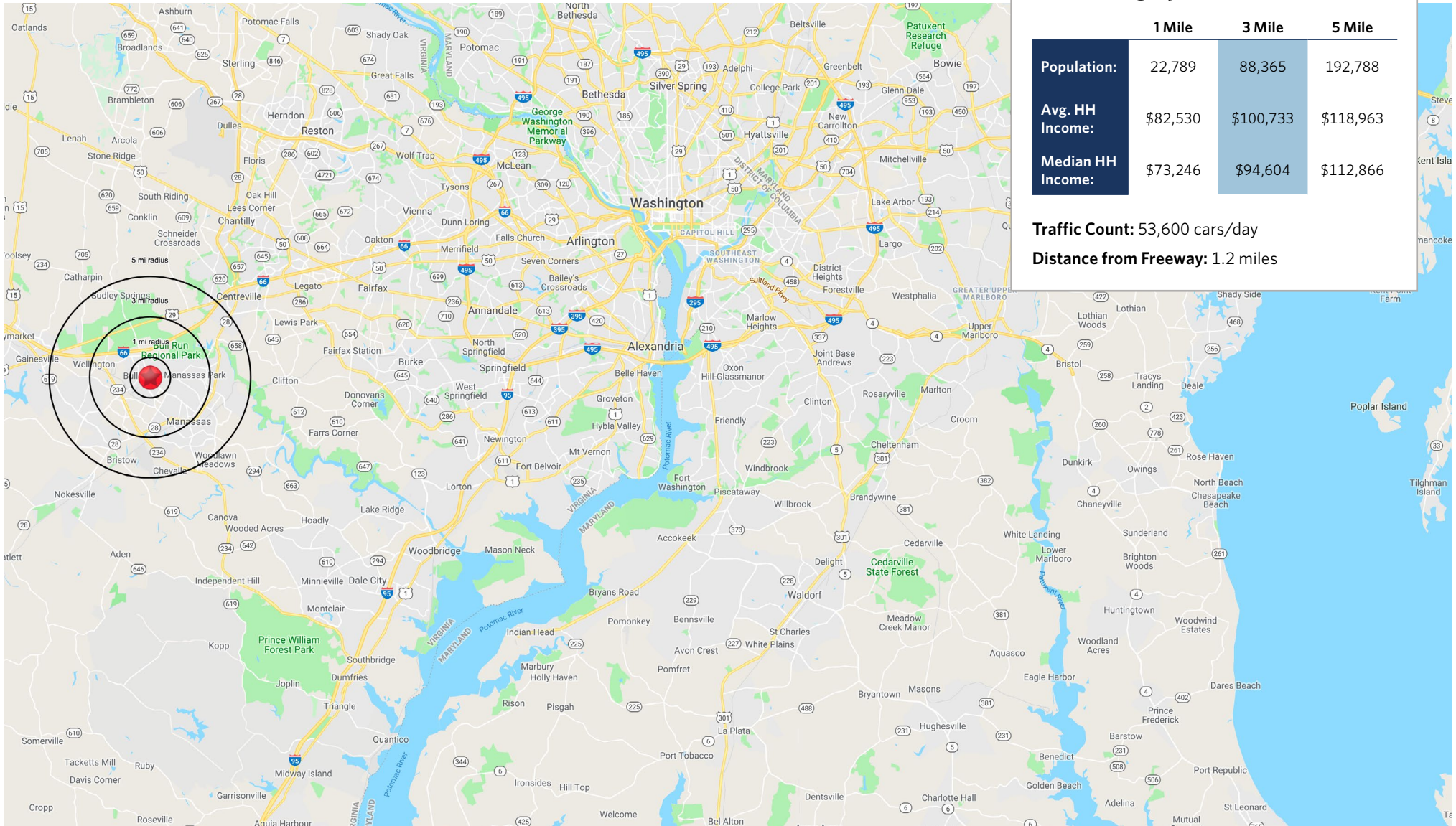
| UNIT | TENANT                        | SQ. FT. | UNIT | TENANT                     | SQ. FT. | UNIT        | TENANT              | SQ. FT.      | UNIT | TENANT                        | SQ. FT. |
|------|-------------------------------|---------|------|----------------------------|---------|-------------|---------------------|--------------|------|-------------------------------|---------|
| 8025 | Onelife Fitness (Coming Soon) | 52,152  | 8041 | CVS                        | 15,000  | 8095        | Discount Depot      | 4,800        | 8117 | Goodwill (Coming Soon)        | 26,095  |
| 8027 | T-Mobile                      | 3,080   | 8051 | Inova Health Care Services | 5,612   | <b>8097</b> | <b>Available</b>    | <b>3,368</b> | 8121 | Kpot Korean BBQ (Coming Soon) | 10,000  |
| 8029 | Music & Arts Center           | 3,300   | 8079 | Banfield Pet Hospital      | 3,445   | 8099        | Cactus Grill        | 4,020        | 8125 | Visionworks                   | 3,000   |
| 8031 | Vivian Nail Spa               | 1,500   | 8085 | Panera Bread               | 4,460   | <b>8103</b> | <b>Available</b>    | <b>7,500</b> |      |                               |         |
| 8033 | Zip's Dry Cleaning            | 3,500   | 8091 | Virginia National Bank     | 4,000   | <b>8105</b> | <b>Available</b>    | <b>8,777</b> |      |                               |         |
| 8039 | Pacific Dental (Coming Soon)  | 4,000   | 8093 | The Barber Shop            | 1,500   | 8113        | Cold Stone Creamery | 1,337        |      |                               |         |

**Total Square Feet: 170,446**



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## Site Demographics (2023)

|                          | 1 Mile   | 3 Mile    | 5 Mile    |
|--------------------------|----------|-----------|-----------|
| <b>Population:</b>       | 22,789   | 88,365    | 192,788   |
| <b>Avg. HH Income:</b>   | \$82,530 | \$100,733 | \$118,963 |
| <b>Median HH Income:</b> | \$73,246 | \$94,604  | \$112,866 |

**Traffic Count:** 53,600 cars/day

**Distance from Freeway:** 1.2 miles



# WESTGATE SHOPPING CENTER RETAIL

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