

WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109



WASHINGTON, D.C.

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WESTGATE SHOPPING CENTER LEASING PLAN

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UNIT	TENANT	SQ. FT.
8025	Onelife Fitness	52,152
8027	T-Mobile	3,080
8029	Music & Arts Center	3,300
8031	Vivian Nail Spa	1,500
8033	Zip's Dry Cleaning	3,500
8039	Pacific Dental	4,000

UNIT	TENANT	SQ. FT.
8041	Available	15,000
8051	Inova Health Care Services	5,612
8079	Banfield Pet Hospital	3,445
8085	Panera Bread	4,460
8091	Virginia National Bank	4,000
8093	Available	1,839

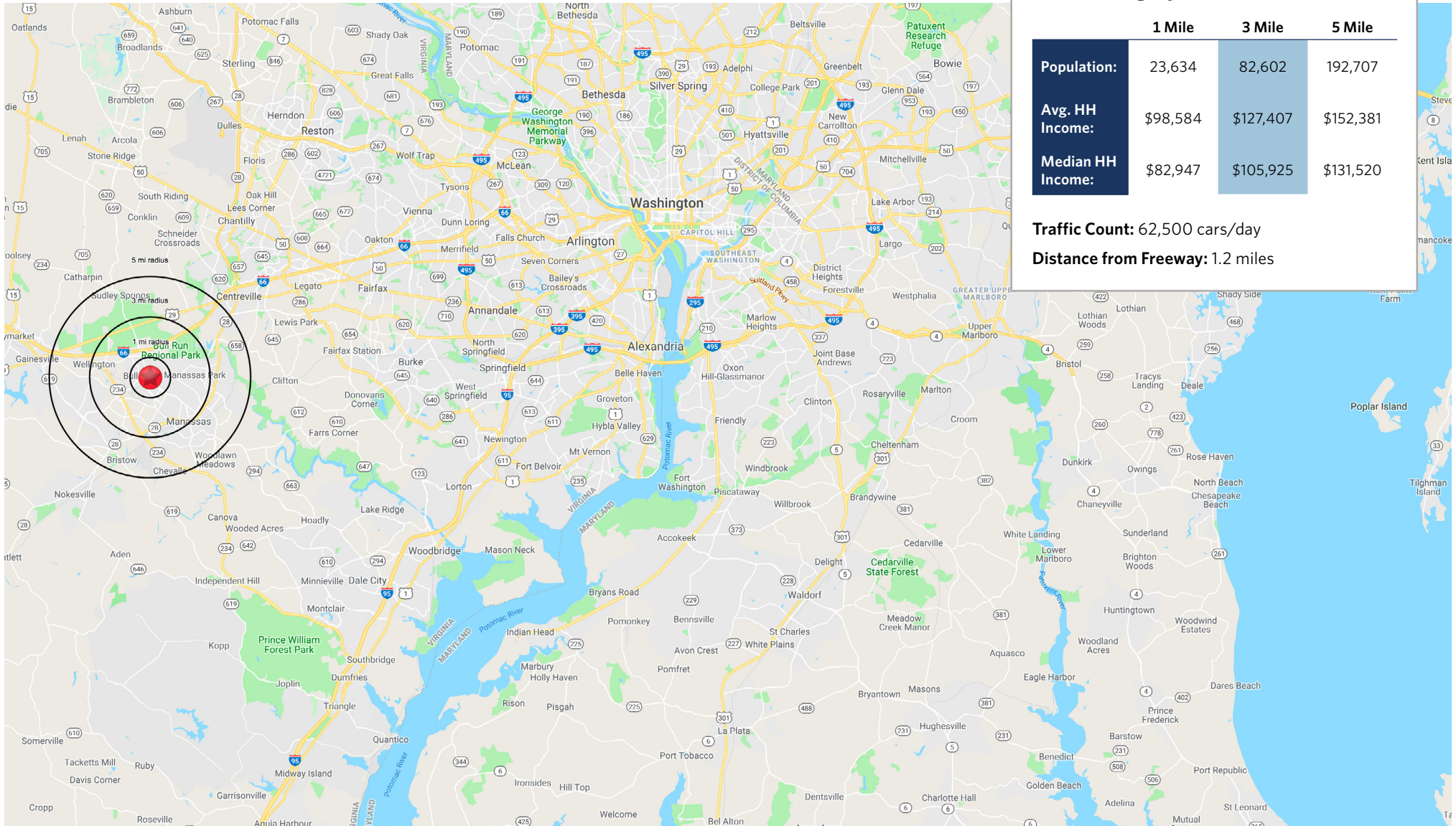
UNIT	TENANT	SQ. FT.
8095	Available	4,800
8097	Available	3,368
8099	Cactus Grill	4,020
8103	Mattress & Furniture Outlet	7,500
8105	Dollar Tree	8,777
8113	Cold Stone Creamery	1,337

UNIT	TENANT	SQ. FT.
8117	Goodwill	26,095
8121	KPOT Korean BBQ & Hot Pot	10,000
8125	Visionworks	3,000

Total Square Feet: 170,785

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Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	23,634	82,602	192,707
Avg. HH Income:	\$98,584	\$127,407	\$152,381
Median HH Income:	\$82,947	\$105,925	\$131,520

Traffic Count: 62,500 cars/day

Distance from Freeway: 1.2 miles

