WASHINGTON, D.C.

WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109



STERLING ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070

October 2026

WASHINGTON, D.C.

WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109









STERLING ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070

October 2026

WASHINGTON, D.C.

WESTGATE SHOPPING CENTER LEASING PLAN

8025-8125 Sudley Road, Manassas, VA 20109

For information:

Deirdre Delaporte

E: ddelaporte@sterlingorganization.com
P: 855-589-5070



UNIT	TENANT	SQ. FT.
8025	Onelife Fitness	52,152
8027	**Available**	**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** (360° View)	**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**

STERLING ORGANIZATION

The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

October 2026

WASHINGTON, D.C.

WESTGATE SHOPPING CENTER

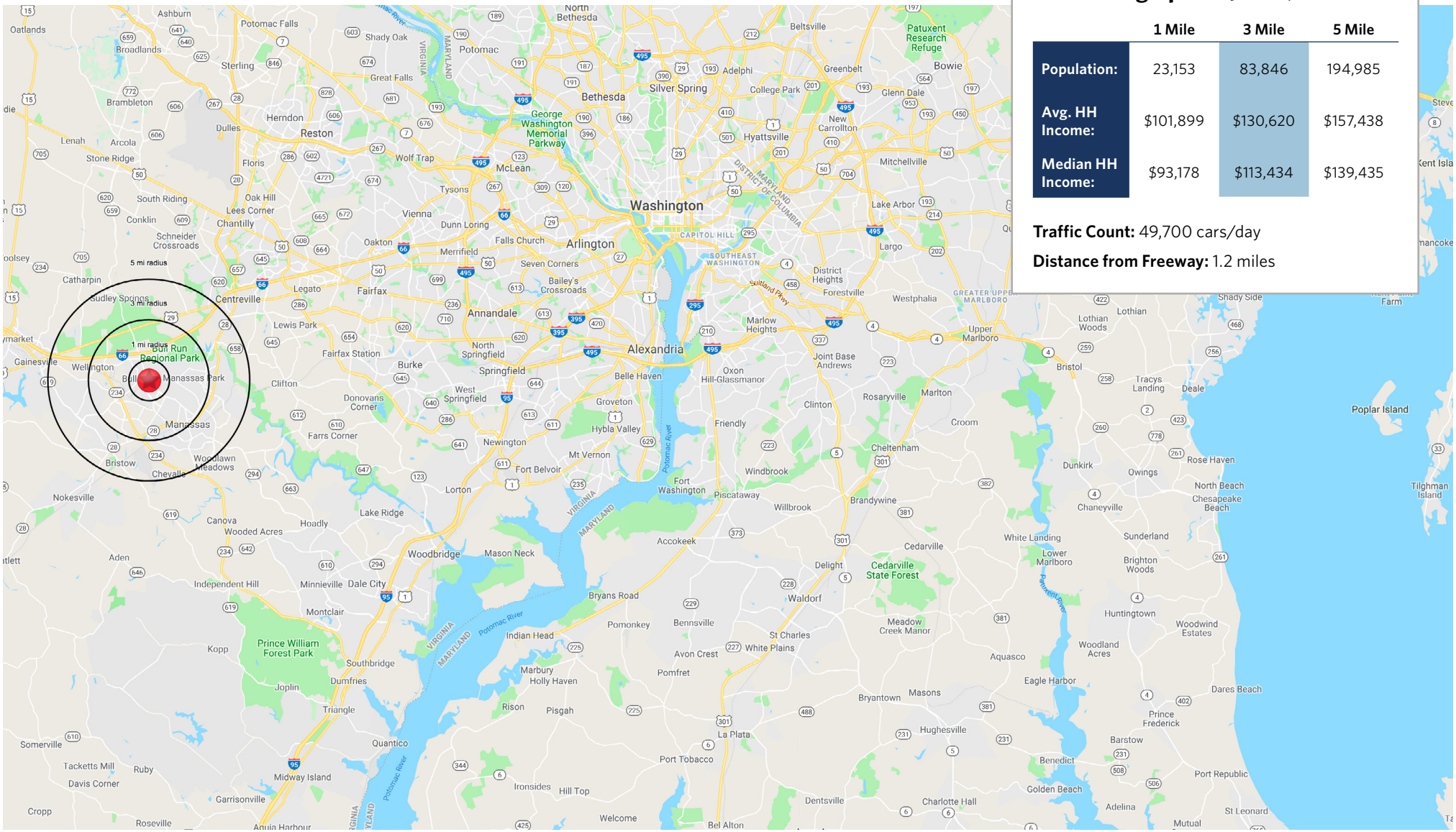
8025-8125 Sudley Road, Manassas, VA 20109

Site Demographics (2026)

	1 Mile	3 Mile	5 Mile
Population:	23,153	83,846	194,985
Avg. HH Income:	$101,899	$130,620	$157,438
Median HH Income:	$93,178	$113,434	$139,435

Traffic Count: 49,700 cars/day

Distance from Freeway: 1.2 miles



STERLING ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070

October 2026

WASHINGTON, D.C.

WESTGATE SHOPPING CENTER RETAIL

8025-8125 Sudley Road, Manassas, VA 20109



STERLING ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070

October 2026