



Parkridge Center

11096 BULLOCH DR., MANASSAS, VA 20109

OVERVIEW

Located near the intersection of I-66 and Sudley Rd., this convenient location offers rare, unobstructed visibility from I-66. In addition, this location is across from the Northern Virginia Community College Manassas Campus, which has more than 10,000 students that attend.

SPACE AVAILABLE
1,000 – 10,361 sq. ft.

CENTER TYPE
Power

GROSS LEASABLE AREA
255,994 sq. ft.

COUNTY
Prince William

TRAFFIC COUNTS
I-66 129,000 VPD

CURRENT RETAILERS



KOHL'S



PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE

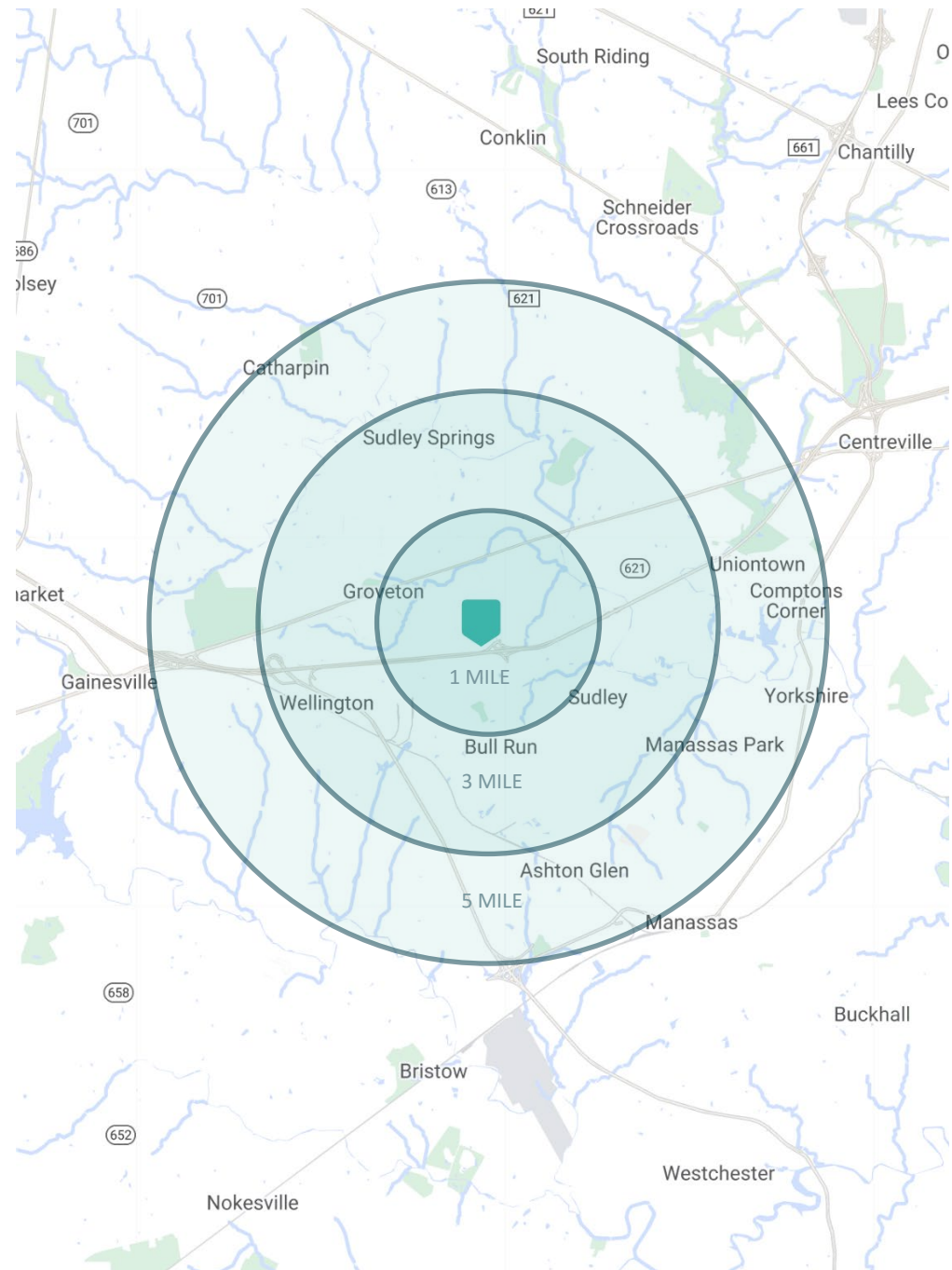


HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$81,633	30.8	2,618	7,748
3 Mile	\$95,846	33.0	14,709	44,631
5 Mile	\$123,683	34.6	51,408	163,254



PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com



PARKRIDGE CENTER

SITE PLAN



SUITE	TENANT	SF
MAJB2	AVAILABLE	10,631 SF
MAJB	DEPARTMENT OF MOTOR VEHICLES	14,369 SF
MAJC	DULUTH TRADING COMPANY	15,000 SF
MAJD	KOHL'S	86,584 SF
A001	AVAILABLE	5,500 SF
A004	MY'S BRIDAL SHOP	2,500 SF
A003	LANE BRYANT	7,000 SF
MAJER	AVAILABLE	8,900 SF
MAJE	OLD NAVY	16,020 SF
MAJF	THE VOLLEYBALL FACTORY	36,470 SF
MAJG	FURNITURE MAX	30,600 SF
B001	AVAILABLE	3,200 SF
B002	COMING AVAILABLE	2,800 SF
B004	SOLA SALON	6,000 SF
B006	VITAMIN SHOPPE	4,250 SF
B010	VANESSA'S BOUTIQUE	1,000 SF
B011	TURKUAZ MEDITERRANEAN MARKET	1,200 SF
B012	AVAILABLE 2 ND GEN RESTAURANT	1,700 SF
B012A	CINNAMON TREE	1,000 SF
B014	JO'S NAILS	1,200 SF

PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





PARKRIDGE CENTER



NORTHERN VIRGINIA COMMUNITY COLLEGE (10,000 STUDENT ATTENDEES)



INTERSTATE 66 (129,000 VPD)

PROMENADE AT MANASSAS



SUDLEY TOWNE PLAZA



SUDLEY MANOR SQUARE



BULL RUN PLAZA



MANASSAS CROSSROADS



PARKRIDGE CENTER

11096 BULLOCH DR., MANASSAS, VA 20109

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





WILLARD

WILLARDRETAIL.COM

4800 Hampden Lane | Suite 800 | Bethesda, MD 20814

301.657.7330