



# 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 – 86,584 sq. ft.

**GROSS LEASABLE AREA**  
255,994 sq. ft.

**TRAFFIC COUNTS**  
I-66 129,000 VPD

**CENTER TYPE**  
Power

**COUNTY**  
Prince William

## CURRENT RETAILERS



LANE BRYANT



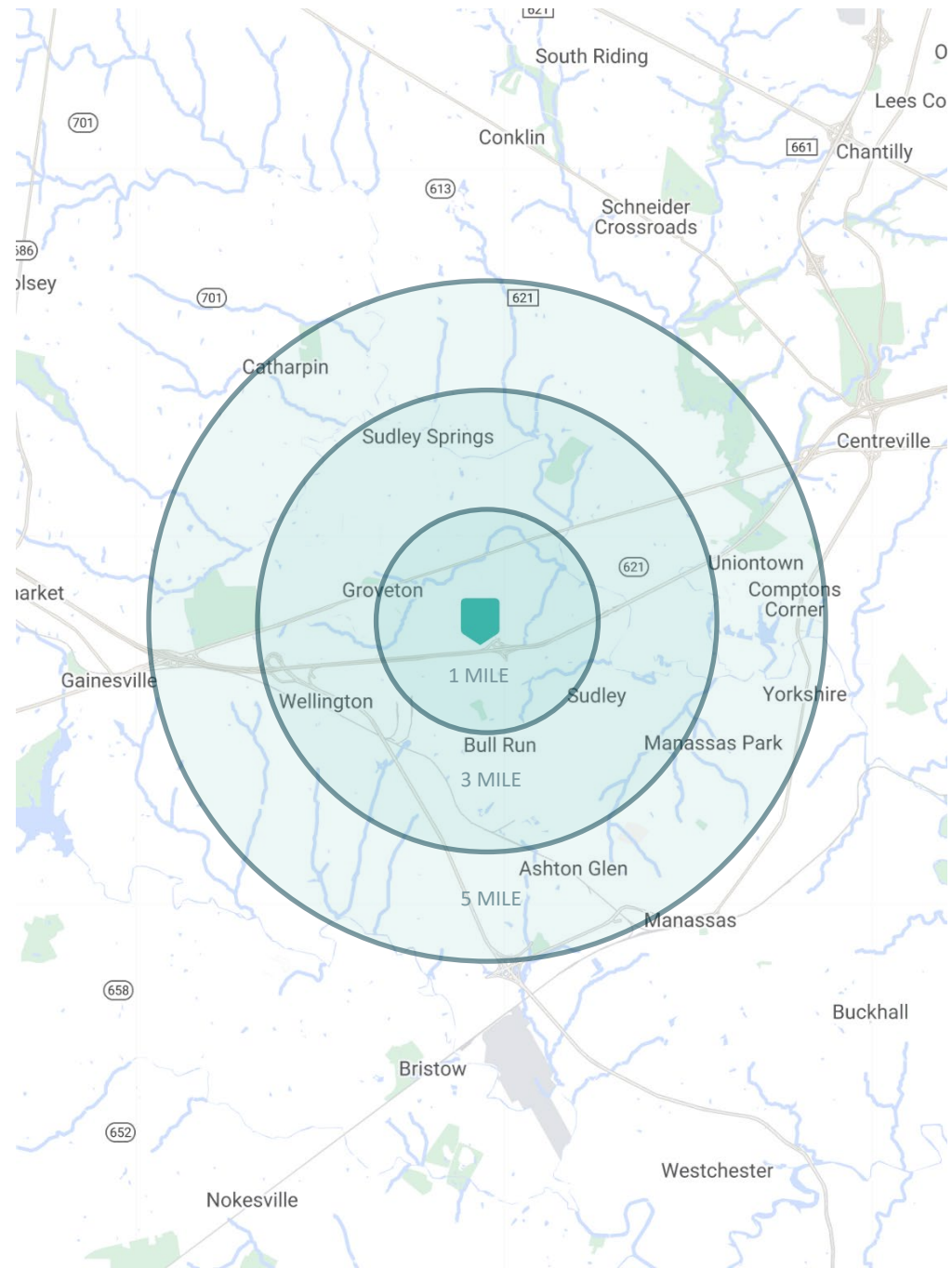
## PARKRIDGE CENTER

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

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SITE PLAN



SUDLEY ROAD



SUITE	TENANT	SF
MAJB2	AVAILABLE	10,631 SF
MAJB	DEPARTMENT OF MOTOR VEHICLES	14,369 SF
MAJC	DULUTH TRADING COMPANY	15,000 SF
MAJD	AVAILABLE	86,584 SF
A001	FAMOUS FOOTWEAR	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	BATH & BODY WORKS	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 <sup>ND</sup> GEN RESTAURANT	1,700 SF
B012A	CINNAMON TREE	1,000 SF
B014	JO'S NAILS	1,200 SF

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**PARKRIDGE CENTER**

**REGAL** **OLD NAVY**

**KOHL'S** **DULUTH TRADING CO.**

**NORTHERN VIRGINIA COMMUNITY COLLEGE (10,000 STUDENT ATTENDEES)**

**NOVA** Northern Virginia Community College

**PROMENADE AT MANASSAS**

**THE HOME DEPOT** **ASHLEY**

**planet fitness**

**SUDLEY TOWNE PLAZA**

**Burlington**

**SUDLEY MANOR SQUARE**

**amazon fresh**

**SKY ZONE**

**BULL RUN PLAZA**

**ROSS** **DICK'S SPORTING GOODS**

**PETSMART** **Michaels**

**MANASSAS CROSSROADS**

**PANDA EXPRESS** **STARBUCKS COFFEE** **Chick-fil-A**

**COSTCO WHOLESALE**

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**WILLARD**

**WILLARDRETAIL.COM**

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