

# WESTGATE SHOPPING CENTER

8025-8125 Sudley Road, Manassas, VA 20109



WASHINGTON, D.C.

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# WESTGATE SHOPPING CENTER LEASING PLAN

8025-8125 Sudley Road, Manassas, VA 20109

For information:

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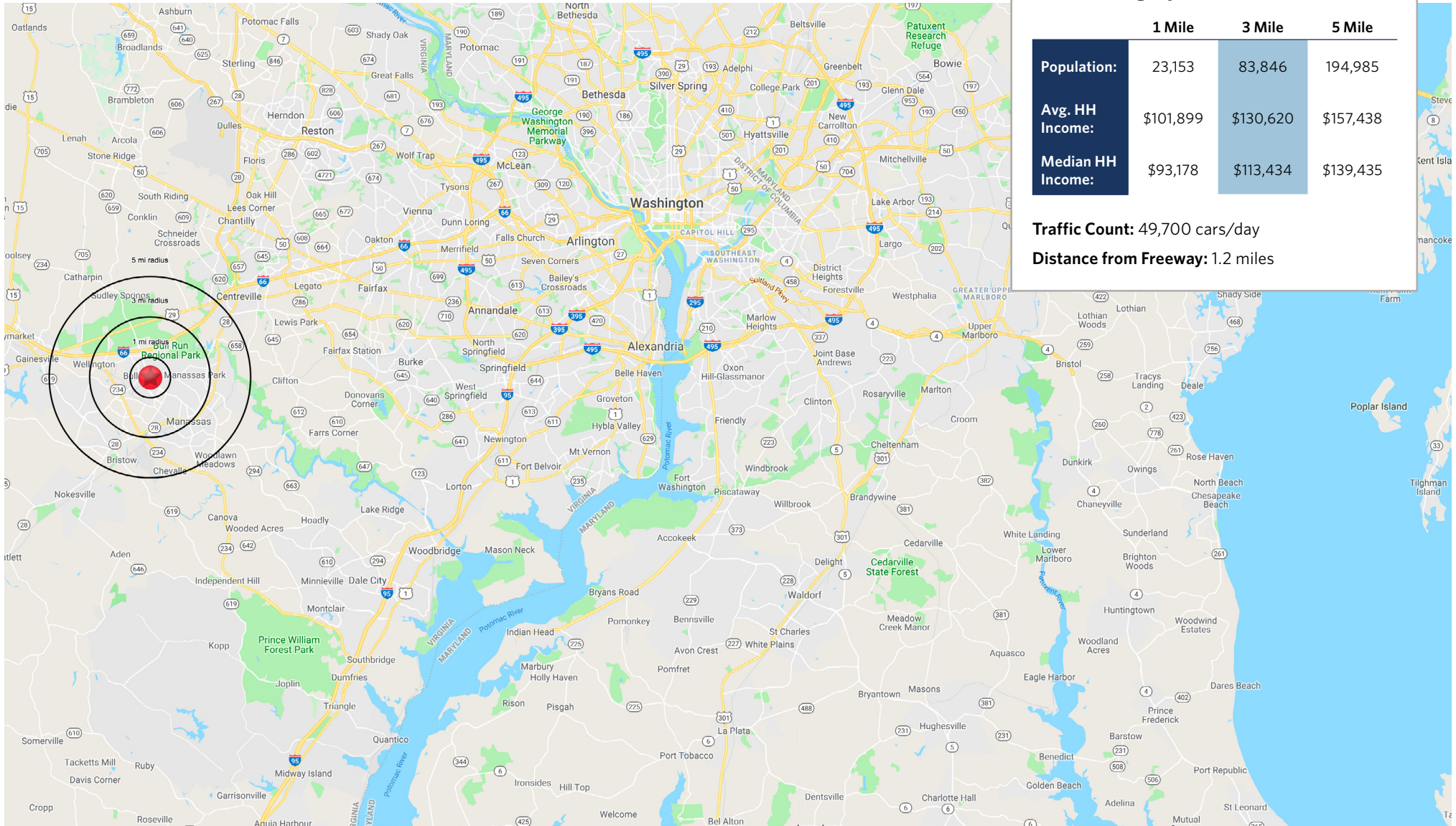
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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
8025	Onelife Fitness	52,152	<b>8041</b>	<b>Available</b>	<b>15,000</b>	<b>8095</b>	<b>Available</b>	<b>4,800</b>	8117	Goodwill	26,095
8027	T-Mobile	3,080	8051	Inova Health Care Services	5,612	<b>8097</b>	<b>Available</b>	<b>3,368</b>	8121	KPOT Korean BBQ & Hot Pot	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	8103	Mattress & Furniture Outlet	7,500	<b>Total Square Feet: 170,785</b>		
8033	Zip's Dry Cleaning	3,500	8091	Virginia National Bank	4,000	8105	Dollar Tree	8,777			
8039	Pacific Dental	4,000	<b>8093</b>	<b>Available</b>	<b>1,839</b>	8113	Cold Stone Creamery	1,337			

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## Site Demographics (2026)

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

**Traffic Count:** 49,700 cars/day

**Distance from Freeway:** 1.2 miles

# WESTGATE SHOPPING CENTER RETAIL

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