

RETAIL SPACE FOR LEASE

WOODBINE STATION SHOPPING CENTER

13440-13490 Dumfries Rd, Manassas, VA 20112

Grocery Anchored Neighborhood Retail Center Fronting Heavily Trafficked Dumfries Road
(31,961 VPD)

AVAILABLE SPACE

13480 | 2,400 SF

Immediately adjacent to Food Lion

- **Co-tenancies** include Food Lion, Ace Hardware, Dunkin (NextGen with drive-thru), Domino's Pizza, and Subway
- Excellent exposure on Dumfries Road
- Close proximity to I-95 & I-66
- 1/2 a mile from Charles J. Cogle Senior High School
- 3/4's of a mile from Coles Elementary School
- Just north of Quantico Military Base
- Quality building ownership and property management



2025 DEMOGRAPHICS

| RADIUS | HH INCOME | POPULATION |
|---------|-----------|------------|
| 1 mile: | 198,748 | 1,207 |
| 3 mile: | 207,472 | 6,630 |
| 5 mile: | 194,145 | 21,828 |



451 HUNGERFORD DRIVE, SUITE 700, ROCKVILLE, MD 20850
www.promarkpartners.com

CONTACT GREG KLEIN

 GKLEIN@PROMARKPARTNERS.COM

 301.795.1450

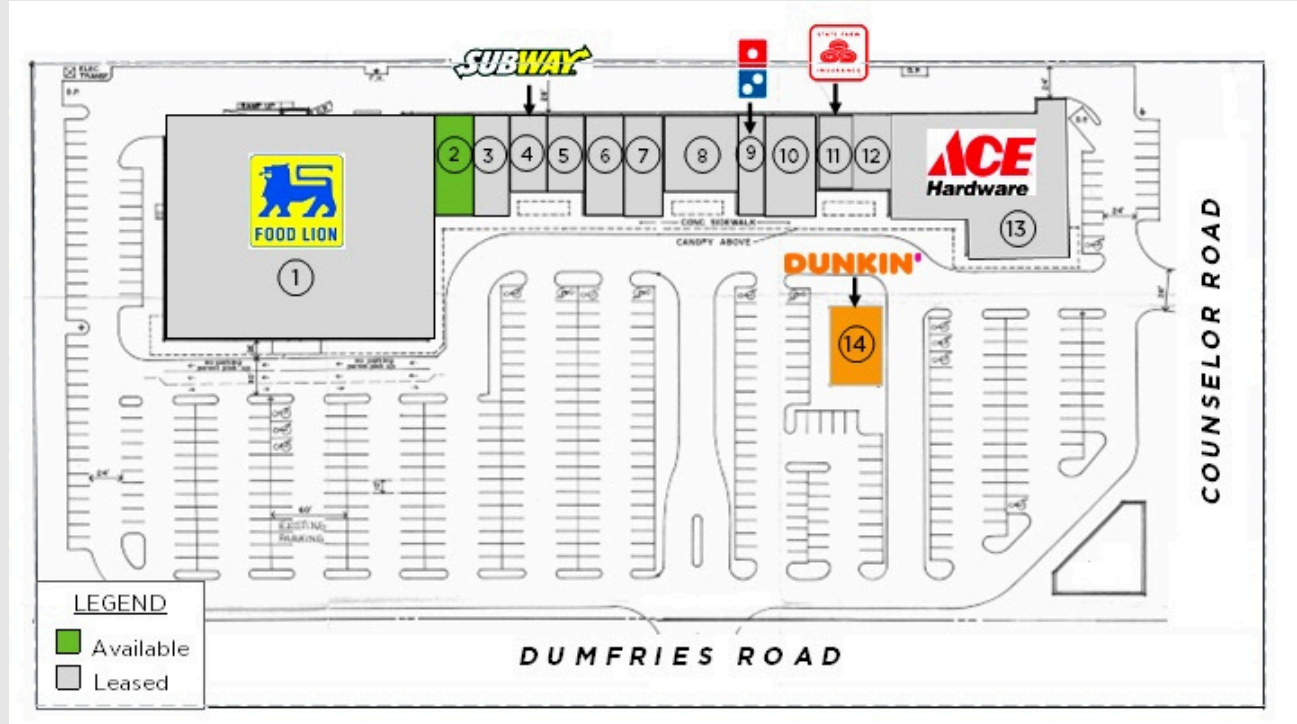
RETAIL SPACE FOR LEASE

WOODBINE STATION SHOPPING CENTER

13440-13490 Dumfries Rd, Manassas, VA 20112

SITE MAP

TOUR THE AVAILABLE SPACE HERE:



TENANTS

| | | | |
|--------------------------------|-----------|--|-----------|
| 1. FOOD LION | 33,000 SF | 8. ORDWAY CONSERVATORY OF CLASSICAL BALLET | 3,600 SF |
| 2. VACANT | 2,400 SF | 9. DOMINO'S | 1,200 SF |
| 3. PRINCE WILLIAM COUNTY | 2,400 SF | 10. INDEPENDENT HILL VETERINARY CLINIC | 3,600 SF |
| 4. SUBWAY | 1,800 SF | 11. STATE FARM | 1,800 SF |
| 5. GRACIE'S HAIR | 1,800 SF | 12. WOODBINE CLEANERS | 1,800 SF |
| 6. PRESTIGE SPORT MARTIAL ARTS | 2,400 SF | 13. ACE HARDWARE | 13,688 SF |
| 7. AUDREY'S FISH & CHIPS | 2,400 SF | 14. DUNKIN' | 2,400 SF |



451 HUNGERFORD DRIVE, SUITE 700, ROCKVILLE, MD 20850
www.promarkpartners.com

CONTACT GREG KLEIN

GKLEIN@PROMARKPARTNERS.COM

301.795.1450