

# Westgate Shopping Center

8025-8125 Sudley Road, Manassas, VA 20109



## Property Information

<b>Address:</b>	8025-8125 Sudley Road, Manassas VA	<b>Parking Spaces:</b>	780 +/- Spaces
		<b>Traffic Counts:</b>	39,000 +/- VPD
<b>Property Name:</b>	Westgate Shopping Center	<b>Available:</b>	1,550 +/- SF 3,500 +/- SF 5,612 +/- SF 4,020 +/- SF
<b>GLA:</b>	171,909 +/- SF		
<b>Land Area:</b>	16,88 +/- Acres		

## Trade Area Demographics

Radius	1 Mile	3 Miles	5 Miles
2012 Population Estimate	19,641	77,760	169,795
2012 Average HH Income Estimate	\$72,516	\$84,093	\$102,821
2012 Number of HH Estimate	7,444	24,222	57,906



Westgate Shopping center is a 172,000 square foot shopping plaza located in Manassas, VA. It is located within two miles of both Interstate 66 and Route 28, with superior access from Sudley Road (Route 234). Westgate is located in the heart of Manassas' retail corridor, attracting traffic counts of 39,000 vehicles per day. The plaza has a strong national tenant mix lead by Giant, CVS, Panera Bread, and Barnes and Noble. There are 196,795 people living within five miles of the center, with an additional 11%-14% population growth expected by 2014.

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