

# **ANCHORED RETAIL BUILDING**

Center at Innovation | 10010 Sowder Village Square | Manassas, VA 20109

## Prime Hard Corner Outparcel at Signalized Intersection



**GROUND  
LEASE**


or  
**BUILD TO SUIT  
OPPORTUNITY**

**Drive-Thru  
Possible**

**Up to  
6,500 SF  
Building**



## HIGHLIGHTS:

- Up to 6,500 SF single or multi-use tenant building with possible drive thru
- Outparcel pad site in front of 174,550 SF  **SuperTARGET** at Center at Innovation
- Excellent visibility from Nokesville Rd (Rt 28), with average daily traffic over 38,000 cars
- Modern, attractive architecture and center design
- Great household incomes
- Best in class retailers and restaurants including:



- Subject to Target Standard Deed Restrictions



## 2018 TRAFFIC COUNTS

Nokesville Rd (Rt 28): 38,000 AADT  
Prince William Pkwy: 43,135 AADT



## DEMOGRAPHICS\*

	1-mile	3-miles	5-miles
Population	2,083	53,755	149,407
Households	538	16,136	44,896
Med HH Income	\$140,871	\$115,162	\$98,087
Med Housing Value	2,639	42,440	100,989

\*Demographics are 2018 Estimates © 2018 SITES USA, INC.

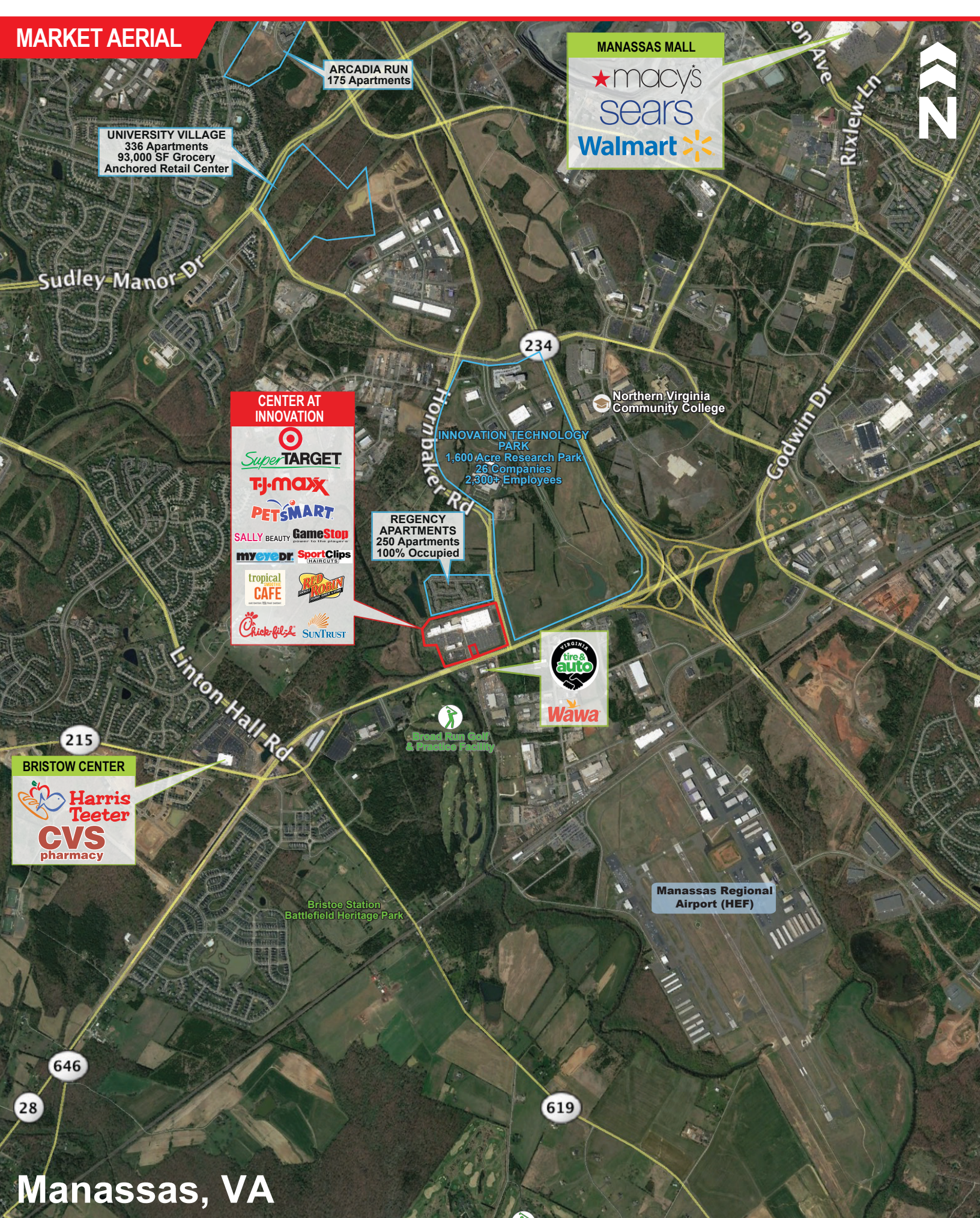
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# MARKET AERIAL



## Manassas, VA



# TARGET<sup>®</sup> ANCHORED RETAIL BUILDING

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SITE PLAN



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

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