



Proposed renderings

For lease

14955 Dumfries Road, Manassas, VA



Site Highlights:

- ~4 acre pad site
 - Proposed 16 pump gas station with 5,000 SF convenience store
 - 3,500 pad site with proposed drive thru / shared pad with drive thru
- Located at fully signalized intersection of Dumfries Road (~26,000 VPD) and Minnieville Road (~25,000 VPD)
- Multiple access points
- Strategically located from I-95 and Route 234
- In heart of Prince William County



Strong co-tenancy:



Demographics:

Total daytime population

| 1-miles | 3-miles | 5-miles |
|--------------|---------------|---------------|
| 2,171 | 14,072 | 49,133 |

Total population

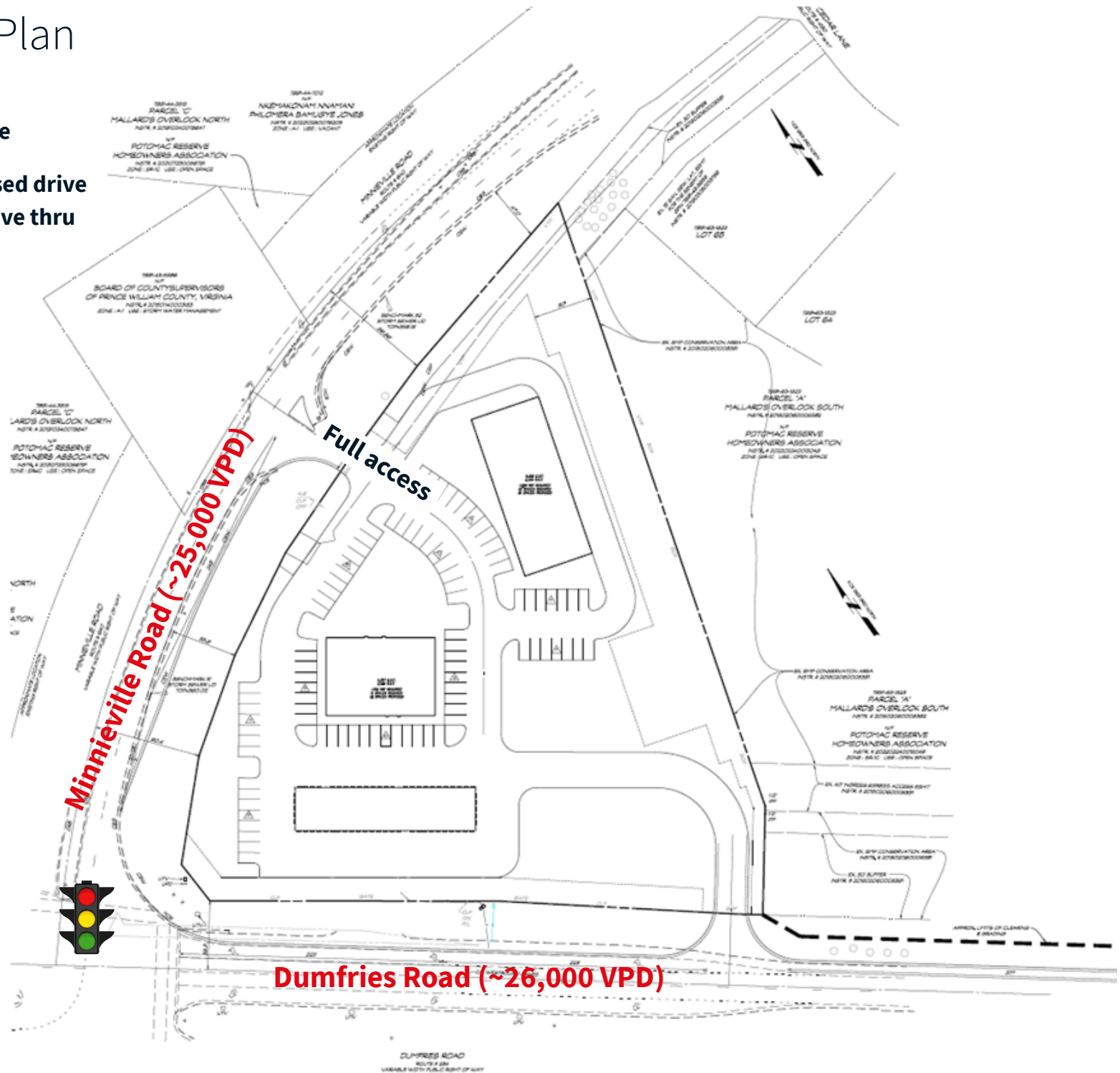
| 1-miles | 3-miles | 5-miles |
|--------------|---------------|---------------|
| 1,085 | 19,315 | 75,068 |

Average household income

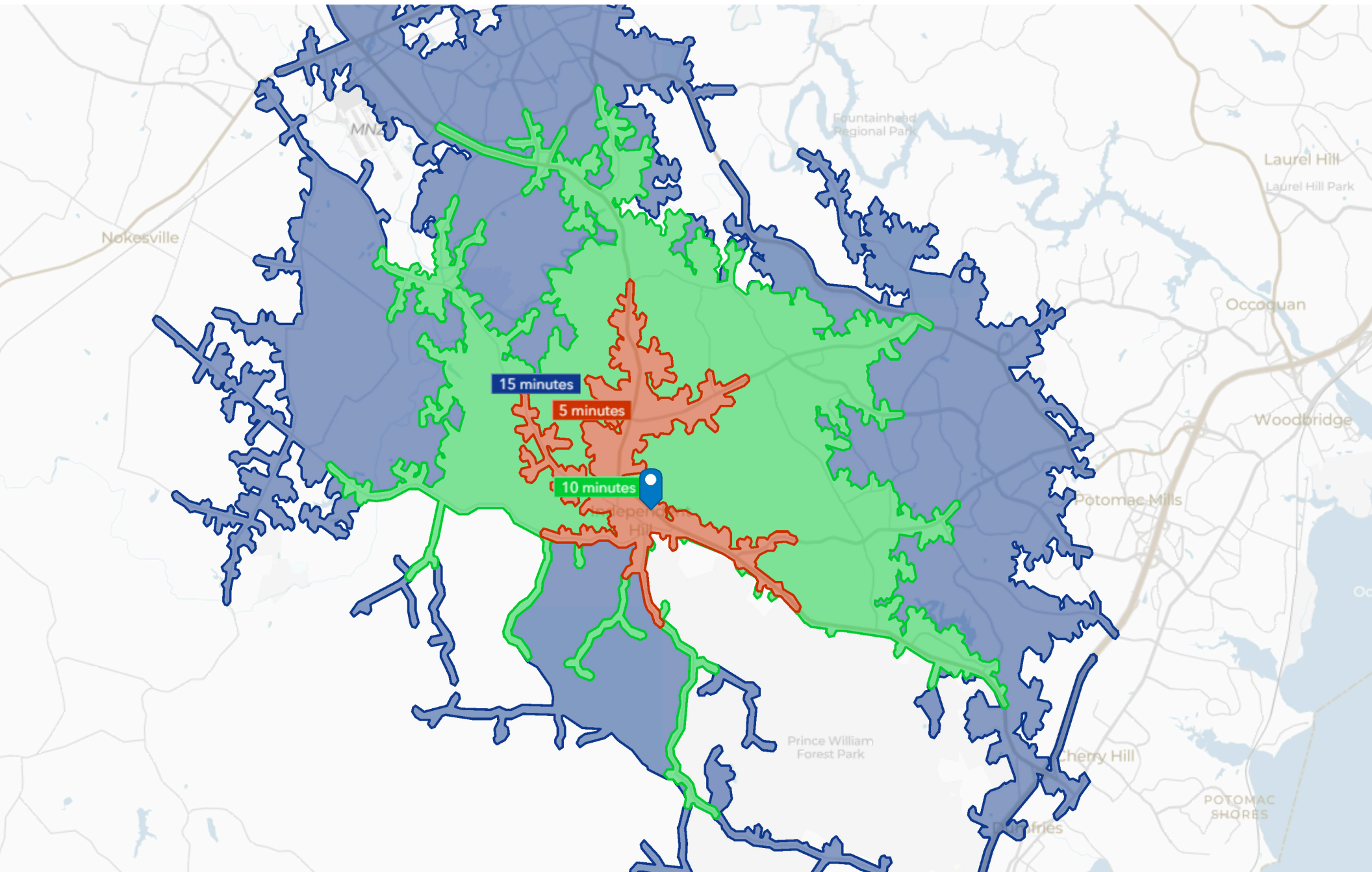
| 1-miles | 3-miles | 5-miles |
|------------------|------------------|------------------|
| \$201,248 | \$224,310 | \$199,153 |

Proposed Site Plan

- 16 pump gas station with 5,000 SF convenience store
- 3,500 pad site with proposed drive thru/ shared pad with drive thru



Drive Time Map





Contacts:

Andy Corno
Managing Director
Andy.Corno@jll.com
+1 202 719 6137

Thomas Jackman
Managing Director
Thomas.Jackman@jll.com
+1 202 719 5624