



Proposed renderings

For lease

14955 Dumfries Road, Manassas, VA



Site Highlights:

- Multiple pad scenarios possible
 - ~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 Route 234 (~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

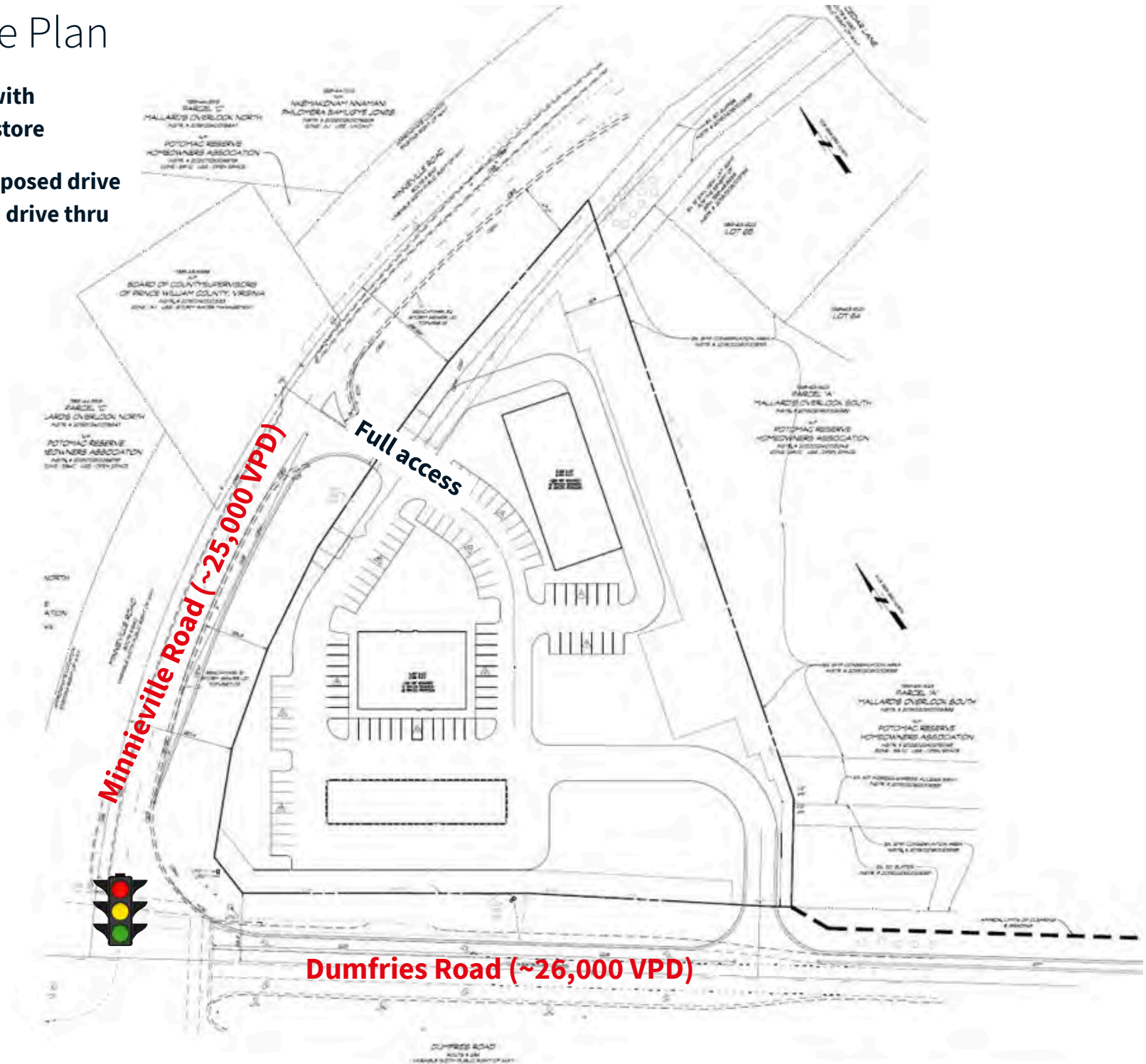
1-miles	3-miles	5-miles
1,085	19,315	75,068

Average household income

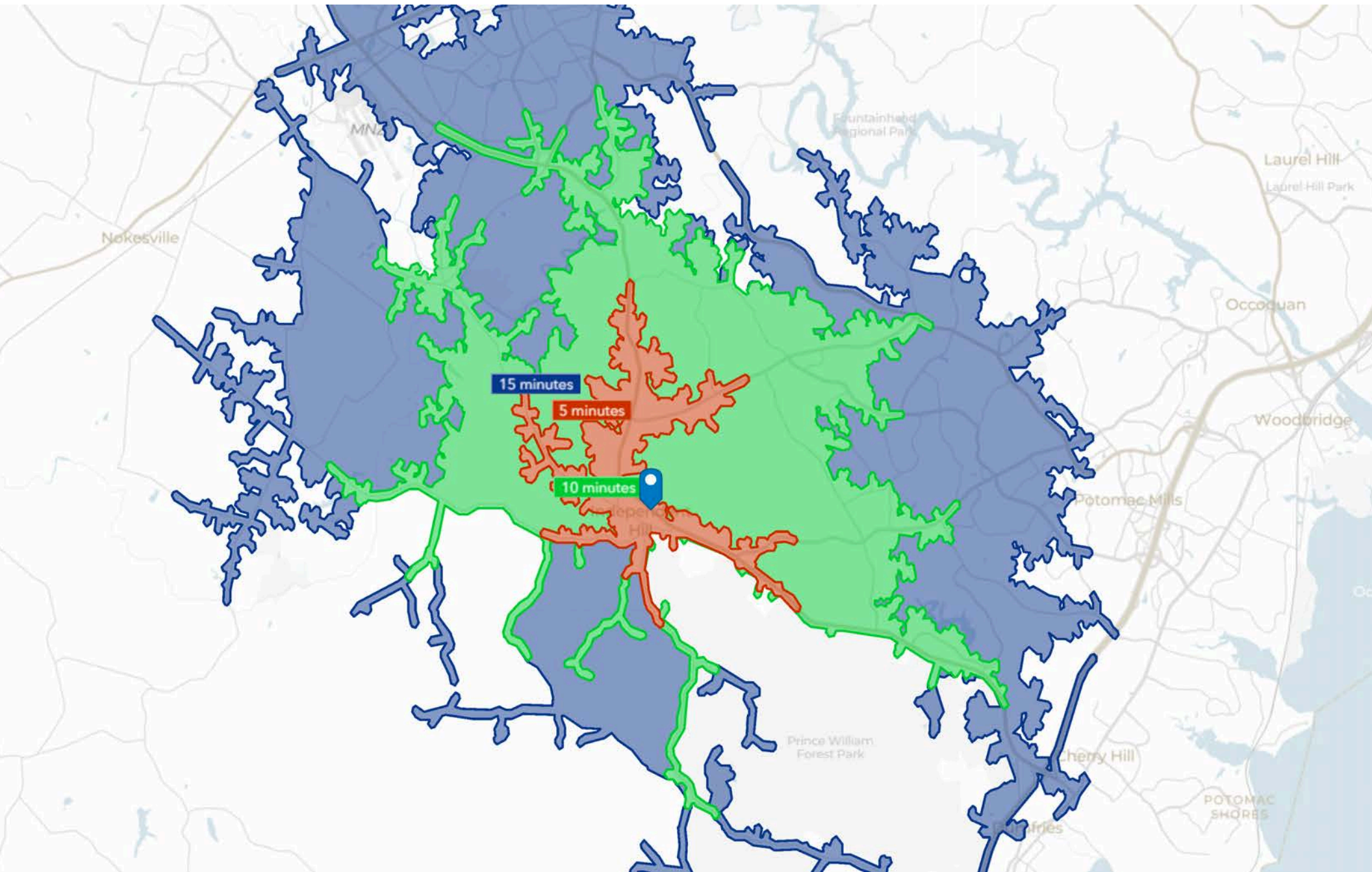
1-miles	3-miles	5-miles
\$201,248	\$224,310	\$199,153

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





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