

Evergreen Terrace

Manassas, Virginia



INTERSECTION:

Liberia Avenue & Signal Hill Road

TRAFFIC COUNTS:

Liberia Ave: 41,000 vpd

DEMOGRAPHICS:

Population:
Households:
MHH Income:
Daytime Pop:

TRADE AREA

50,013
14,970
\$82,599
15,621

3-MILE RADIUS

70,754
21,044
\$73,328
26,041

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Center Retail



Office Building



Tenant List

UNIT #	SPACE AVAILABLE / EXISTING TENANT
Pad 1	Children of America
Pad 2	Red Robin
Pad 3	Longhorn
Pad 4	Patient First
C-1	Heartland Dental
C-2	Evergreen Beauty Supply
C-3	2,000sf
C-4	2,400sf
C-5	Pinoy Grocer
C-6	1,600sf
C-7	My Eye Dr
C-8	Grioli's Italian Restaurant
C-9	Dunkin' Donuts
C-10	Verizon Wireless
C-11	ZIPS
C-12	1,570sf
C-13	2,800sf
C-14	Cakes By Happy
C-15	Salon & Spa
C-16	Afghan Famous Kabob
C-17	Panda Express
D-1	Continental Events
D-2	Gold's Gym



University of Phoenix
 2nd floor of Office Building



WHY EVERGREEN TERRACE?

Spurred by the dynamic growth in the MSA (Metropolitan Statistical Area) over the last ten years, Manassas has developed into a major retail market. As a result of the residential growth taking place within the defined trade area, the "Liberia Corridor" will continue to emerge as the regional shopping alternative to both the 234 Corridor and Dale City. Other retailers like Wal-Mart, Home Depot, Staples, Shoppers Food Warehouse, Panera Bread and Chipotle have all opened their second Manassas stores within the past two years on Liberia Avenue, a trend that is likely to continue in the years to come.

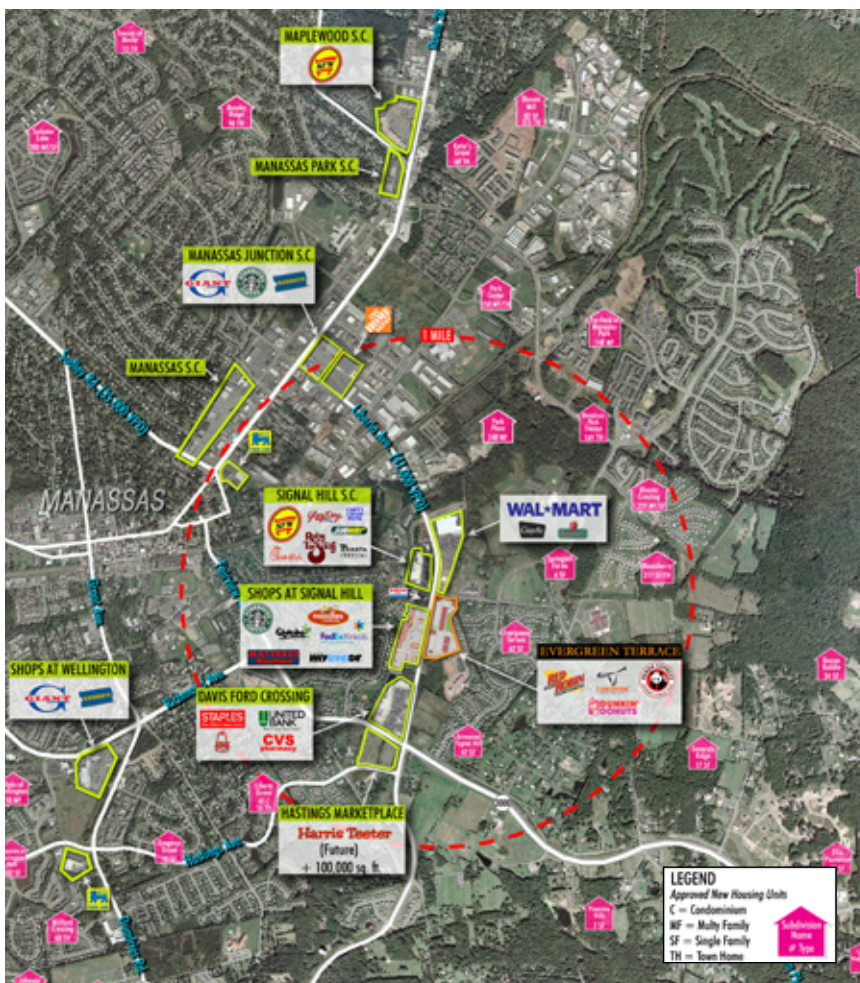
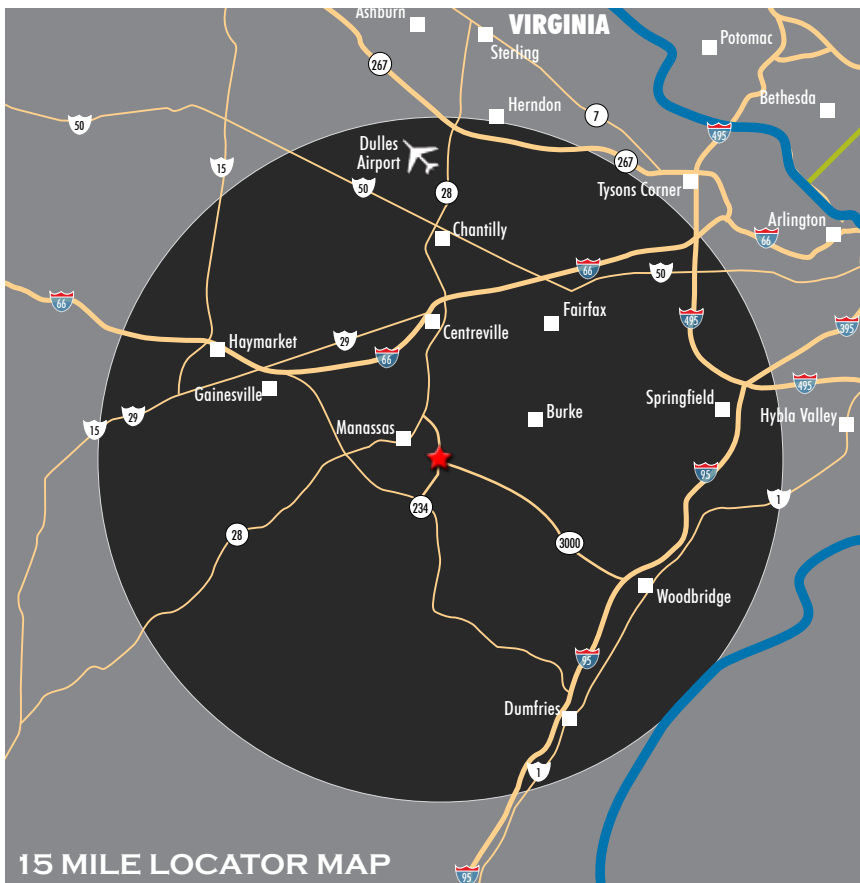
PROJECT OVERVIEW:

- 85,000 square feet of new retail
- 30,000 square foot office building on site
- Located at the signalized intersection of Liberia Avenue and Signal Hill Road
- Tremendous roadside visibility
- Traffic Count = 41,000 vehicles per day

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