

PRINCE WILLIAM GATEWAY

Liberia Ave & Prince William Pkwy
MANASSAS, VA

streetsense.®

AKSOYLU

PROPERTIES

MARKET SUMMARY

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 on Liberia Avenue, a trend that is likely to continue.



Conceptual Rendering

FULLY APPROVED
GAS STATION SITE

STREET FACTS

NEIGHBORING RETAILERS INCLUDE



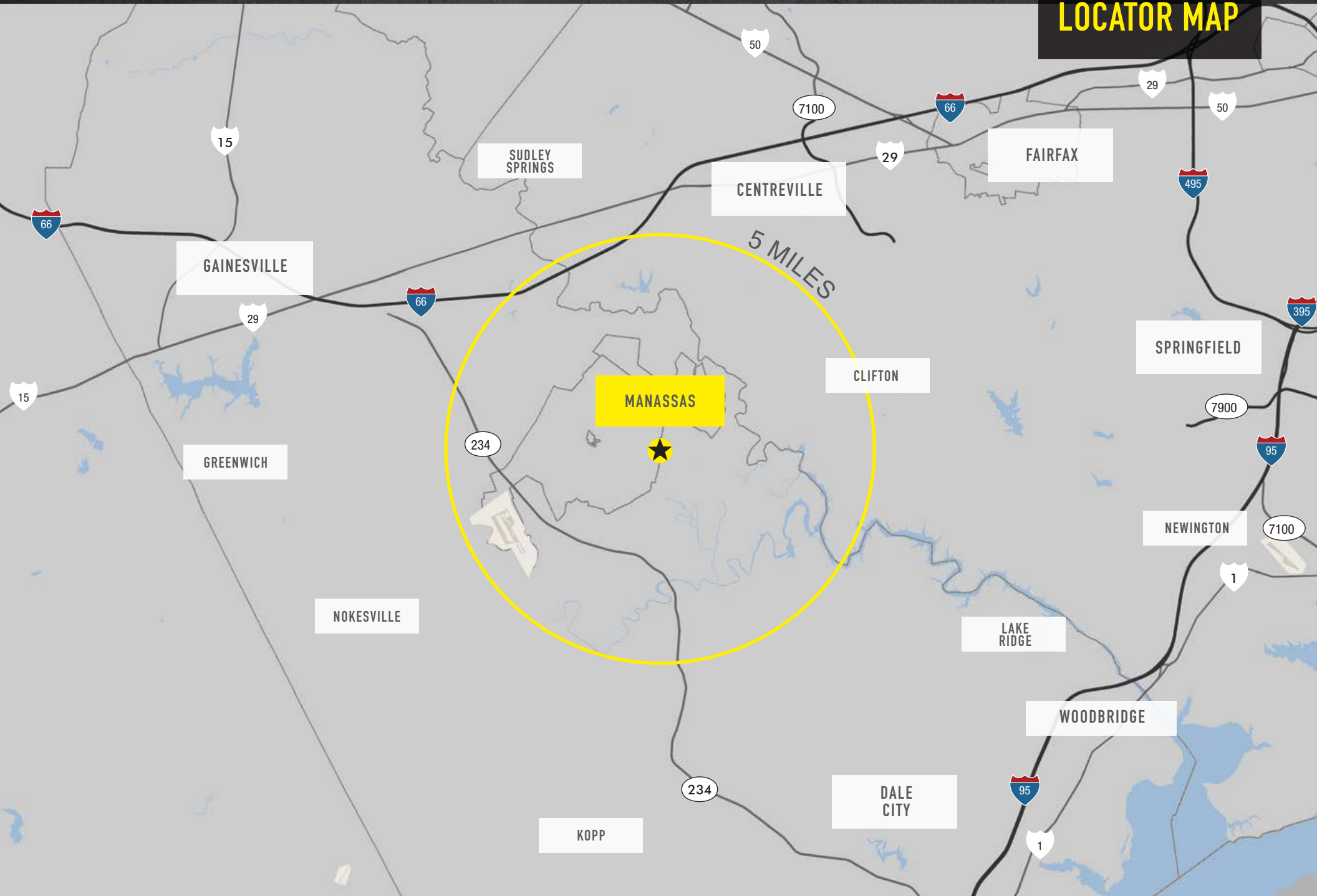
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,544	69,939	125,607
MHH INCOME	\$77,070	\$83,838	\$84,896
AVERAGE HH SIZE	2.78	3.05	3.05
DAYTIME POPULATION	3,994	30,506	58,567

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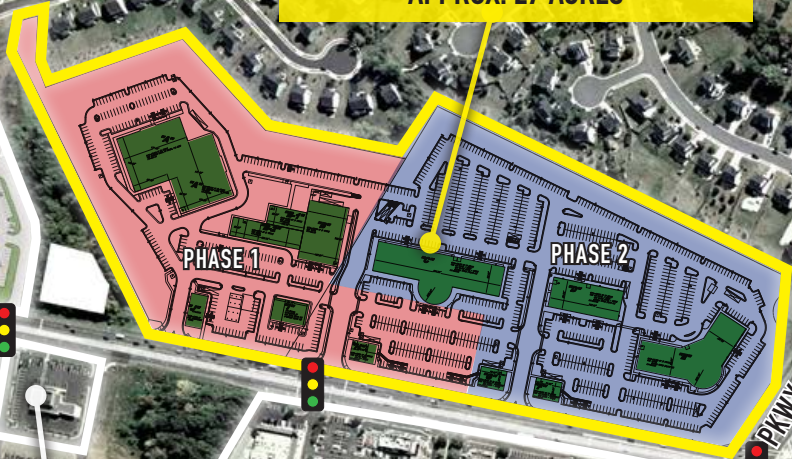

LOCATOR MAP



CORRIDOR AERIAL

PRINCE WILLIAM COMMERCE CENTER
APPROX. 27 ACRES

EVERGREEN TERRACE



LIBERIA AVE - (40,000 VPD)

PRINCE WILLIAM PKWY - (36,000 VPD)

SIGNAL HILL RD - (6,700 VPD)

BUCKHALL RD

SIGNAL HILL SC



THE SHOPS AT SIGNAL HILL



DAVIS FORD CROSSING



HASTINGS MARKETPLACE



130,000 SF Retail
141 Residential Units

MANASSAS

SITE PLAN PHASE 1

