

# PYRAMID TOWN CENTER

Prince William Pky & Liberia Ave |  
MANASSAS, VA |

**streetsense.**  
4600 east west highway, suite 800, bethesda, md 20814

## MARKET SUMMARY

As a result of the residential growth taking place within the 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, Panera Bread and Chipotle have all opened their second Manassas stores along Liberia Avenue, a trend that is likely to continue in the years to come.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,510	36,958	91,316
MHH INCOME	\$60,028	\$55,613	\$61,765
DAYTIME POPULATION	12,913	50,504	74,913

160,000 SF AVAILABLE

NEIGHBORING  
RETAIL INCLUDES



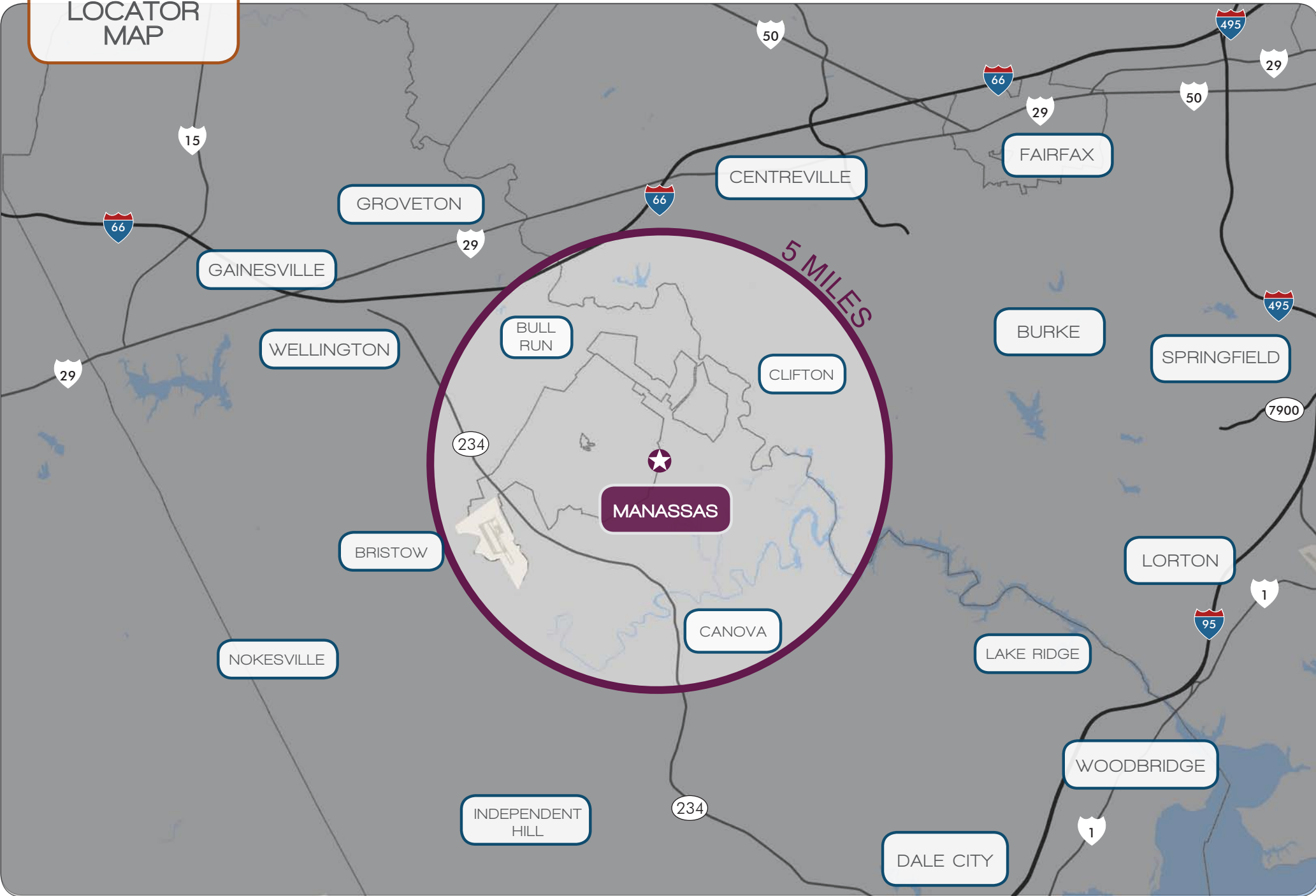
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# LOCATOR MAP



# CORRIDOR AERIAL



# SITE PLAN



- Box Spaces**
  - Cinema - 45,000 SF
  - Gym - 45,000 SF
- Small Shop Spaces**
  - 1,500-6,000 SF
- Pad Sites**
  - Pharmacy
  - Bank
  - Fast Food - 2,000-4,000 SF
  - Restaurant - 4,000-6,000 SF

PRINCE WILLIAM PKWY - (38,000 VPD)

LIBERIA AVE - (40,000 VPD)

