

SHOPS AT SIGNAL HILL

Liberia Ave & Signal Hill Rd
MANASSAS, VA

streetsense.

AKSOYLU

PROPERTIES

94,000 SF
OF RETAIL



MARKET SUMMARY

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. Currently, big box retailers such as Wal-Mart, Staples, and Home Depot have stores on both Rt. 234 and Liberia Road. This trend is likely to continue as more property is rezoned allowing additional large format retailers and those retailers that follow them the opportunity to penetrate this dynamic trade area.

INLINE SPACES AND PAD SITES AVAILABLE

STREET FACTS

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



**MATTRESS
Warehouse**



LeDo Pizza

NW
NORTHWEST

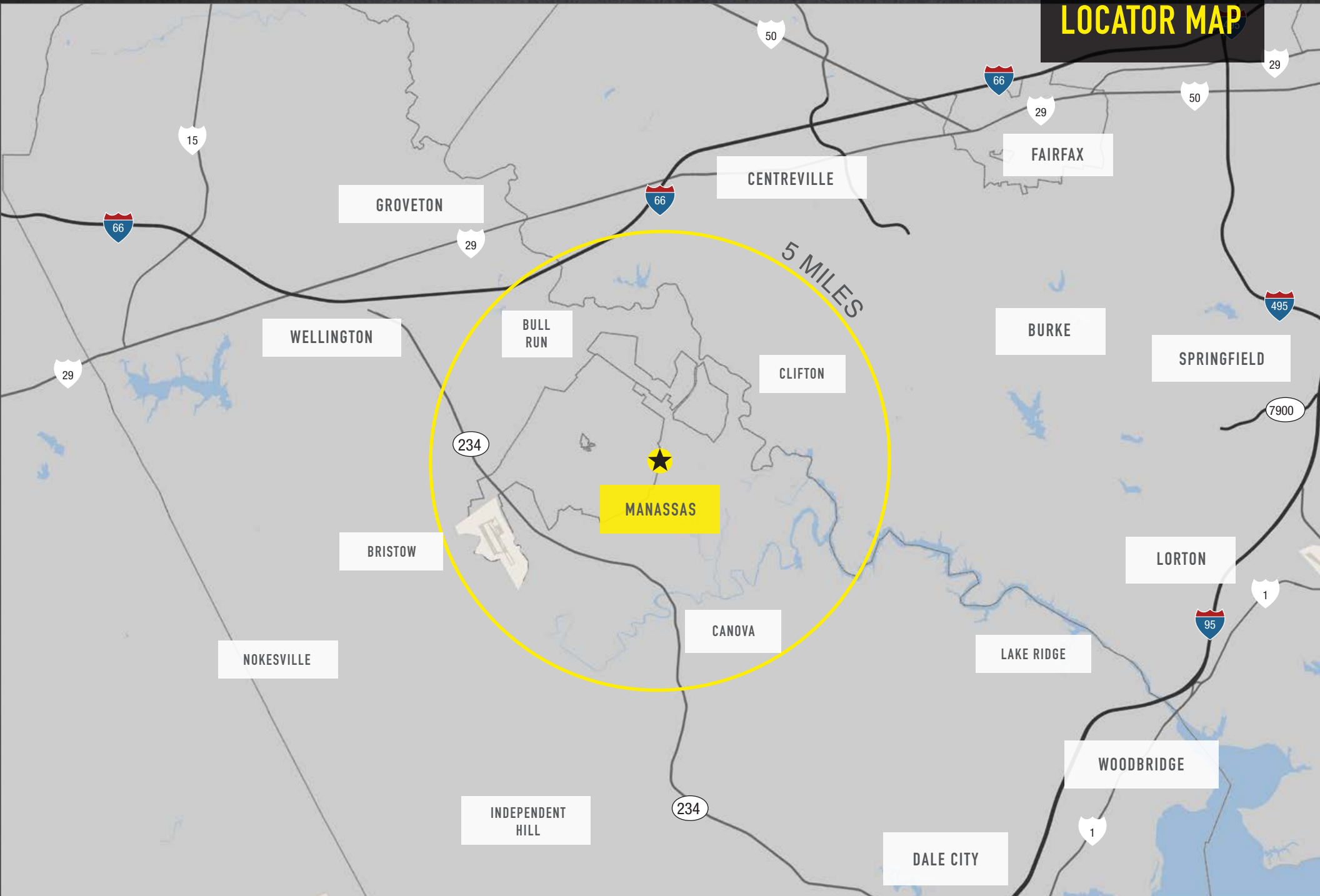


JOIN

LEEENGL . 240.479.7207
LENGLE@STREETSSENSE.COM

STREETSSENSE.COM

LOCATOR MAP



CORRIDOR AERIAL



Walmart
Applebee's
Empote

EVERGREEN TERRACE
LONGHORN
RED ROBIN
PANDA EXPRESS
DUNKIN' DONUTS

PRINCE WILLIAM COMMERCE CENTER
APPROX. 27 ACRES

LIBERIA AVE - (40,000 VPD)

SIGNAL HILL SC
Panera Bread
Chick-fil-A
Capital One
SHOPPERS

THE SHOPS AT SIGNAL HILL
Wendy's
ALDI
FedEx Kinko's
noodles.com
Starbucks
Ledo Pizza

Commerce Bank

DAVIS FORD CROSSING
Arby's
CVS pharmacy
UNITED BANK
McDonald's
STAPLES

HASTINGS MARKETPLACE
Bank of America
Harris Teeter
130,000 SF Retail
141 Residential Units

MANASSAS

SITE PLAN

-  AVAILABLE
-  NON-FOOD USE
-  FOOD USE
-  AT LEASE

UNIT #	SPACE AVAILABLE / EXISTING TENANT
A-1	Title Boxing Club
A-2	1,900sf
A-3	3,014sf
A-4	3,842sf
A-5	Aldi
A-6	Dollar Tree
A-7	Plato's Closet
A-8	Innoteck Laser Tag
A-9	Qdoba
A-10	FedEx Kinko's
A-11	Liberty Tax
A-12	Saylor's Cigars
A-13	Barber
A-14	Tutti Frutti Yogurt
A-15	Firehouse Subs
A-16	Ledo Pizza
A-17	Mattress Warehouse
A-18	Sprint
A-19	Noodles & Co.
PAD 1	Starbucks
PAD 2	Wendy's
PAD 3	2,400sf
PAD 4	Northwest FCU
PAD 5	1,656sf



LIBERIA AVE - 40,000 VPD

SIGNAL HILL RD - 6,700 VPD