

SHOPS AT SIGNAL HILL

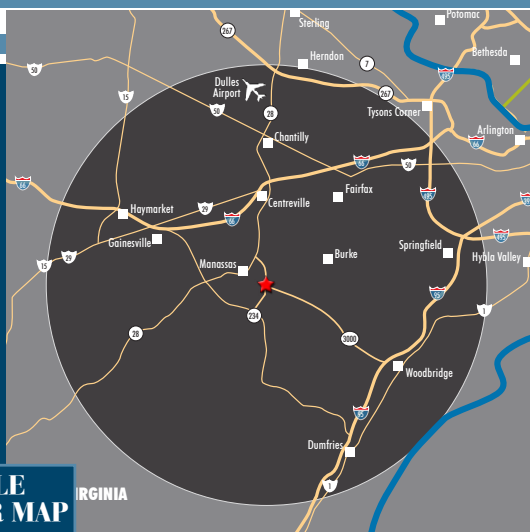
Liberia Avenue & Signal Hill Road | Manassas, Virginia



WHY SIGNAL HILL?

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.

NOW OPEN:



15 MILE LOCATOR MAP VIRGINIA

CAR COUNTS:

Liberia Ave: 41,000 vpd

DEMOGRAPHICS:

	TRADE AREA	3-MILE RADIUS
Population:	50,013	70,723
Households:	15,548	21,667
MHH Income:	\$79,962	\$71,590
Daytime Pop:	15,831	26,728

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TENANT LIST

UNIT #	SPACE AVAILABLE / EXISTING TENANT
A-1	Aldi
A-3	Dollar Tree
A-4	7,722sf
A-4	
A-5	Qdoba
A-7a	FedEx Kinko's
A-7b	Saylor's Cigars
A-8	Barber
A-10	Tutti Frutti
A-11	Ledo Pizza
A-12	Mattress Warehouse
A-14	Noodles & Co.
B-1	Illuminate
PAD 1	Starbucks
PAD 3	Wendy's
PAD 5	Northwest FCU

PROJECT OVERVIEW

- Located at the signalized intersection of Liberia Avenue & Signal Hill Road between Davis Ford Crossing (Staples, CVS, McDonald's) and the new Signal Hill Shopping Center (Shoppers Food Warehouse, Panera Bread, Glory Days Grill, Chick-Fil-A)
- Approximately 94,000 square feet of retail.
- Over 920 feet of frontage to Liberia Avenue providing excellent visibility to the 41,000+ Northbound and Southbound vehicles traveling through the "Liberia" corridor.



MANASSAS-LIBERIA RETAIL CORRIDOR

- AERIAL KEY
- Grocery Anchored
 - Power Center / Mass Merchant
 - Regional Mall
 - Goods & Services
 - Lifestyle Center



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