



ROSENTHAL

9933 SOWDER VILLAGE SQ

Manassas, Virginia

www.rosenthalproperties.com

SUBLEASE OPPORTUNITY

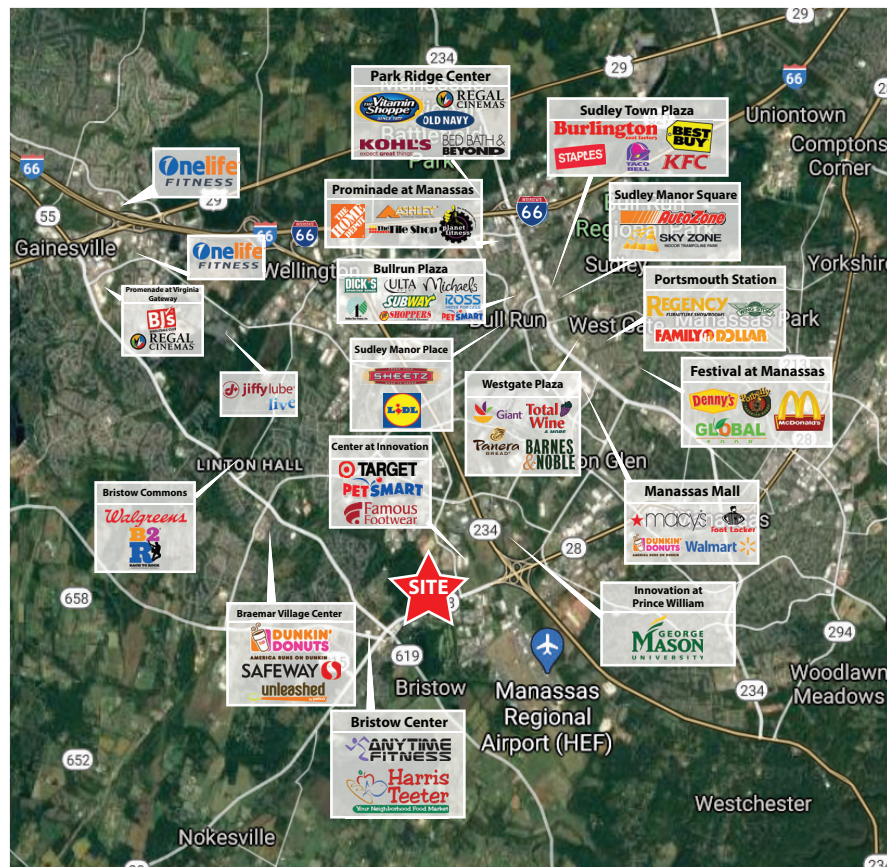


PROPERTY FEATURES:

PAD SITE WITH 3,450 SF RETAIL BUILDING AVAILABLE FOR SUBLEASE

- Former bank pad situated on .898 acres with 3 drive thru lanes
- Strategically located at the entrance of Center at Innovation anchored by TJ Maxx and Petsmart and shadow anchored by Super Target
- Excellent visibility from Nokesville Rd (Route 28) with 31,000 VPD
- Adjacent to Innovation Technology Park with over 2,300 employees
- Join a diverse mix of local and national retailers
- Sublease opportunity
- Master lease ends June 30, 2028

	Population	Avg HH Income	Daytime Population
1 Mile	1,571	\$140,769	4,438
3 Miles	52,127	\$122,003	21,796
5 Miles	152,534	\$98,175	65,123



CONTACT

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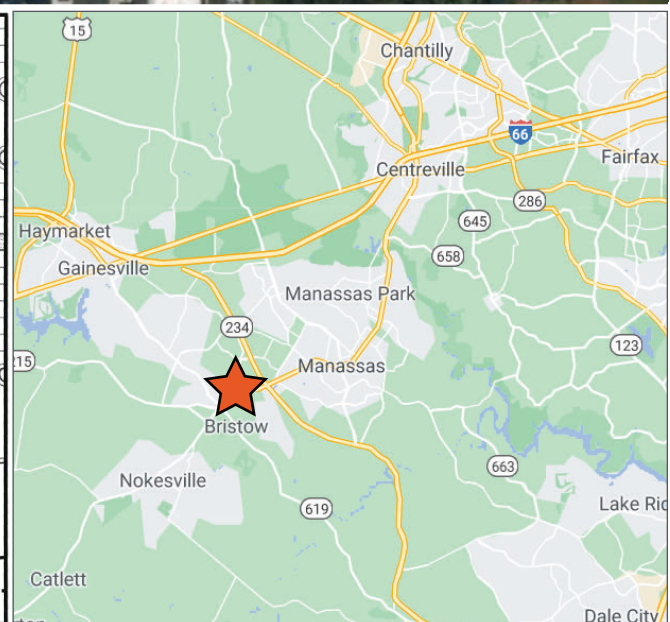
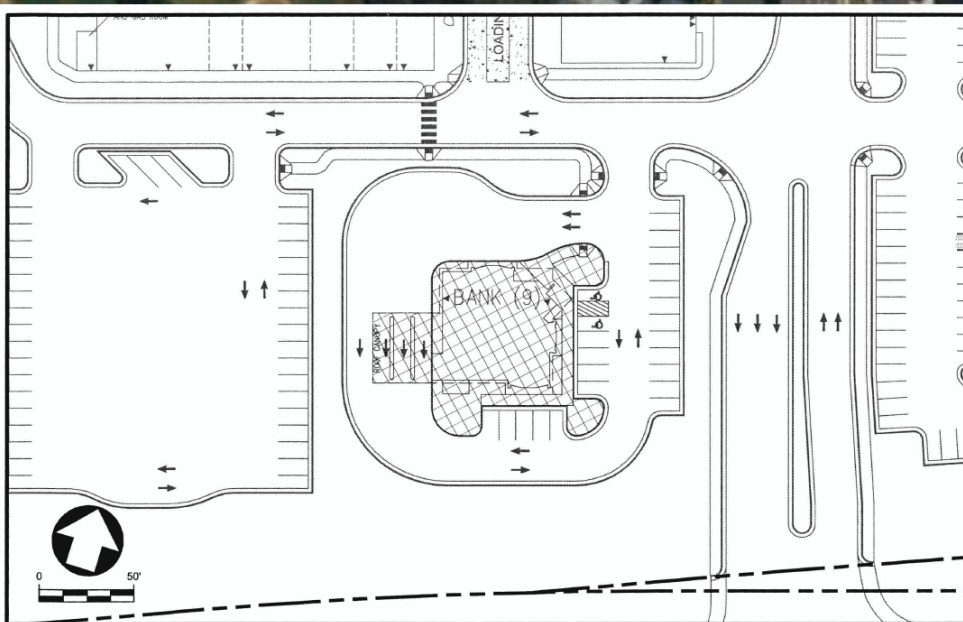


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