

Festival at Manchester Lakes



7005 Manchester Lakes
Blvd,
Franconia, VA 22310



169,259 SF



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Property Summary GLA: 169,259

Highlights

Festival at Manchester Lakes is a grocery-anchored shopping center located on a major retail corridor in Northern Virginia. The center features an Amazon Fresh and Home Sense with favorable demographics including a workplace population of 55,000 within a three-mile radius.



Trade Area

	1 Mile	3 Mile	5 Mile
Population	18,837	99,398	345,987
No. of Households	7,668	36,524	128,840
Avg. HH Income	\$161,360	\$167,110	\$153,629

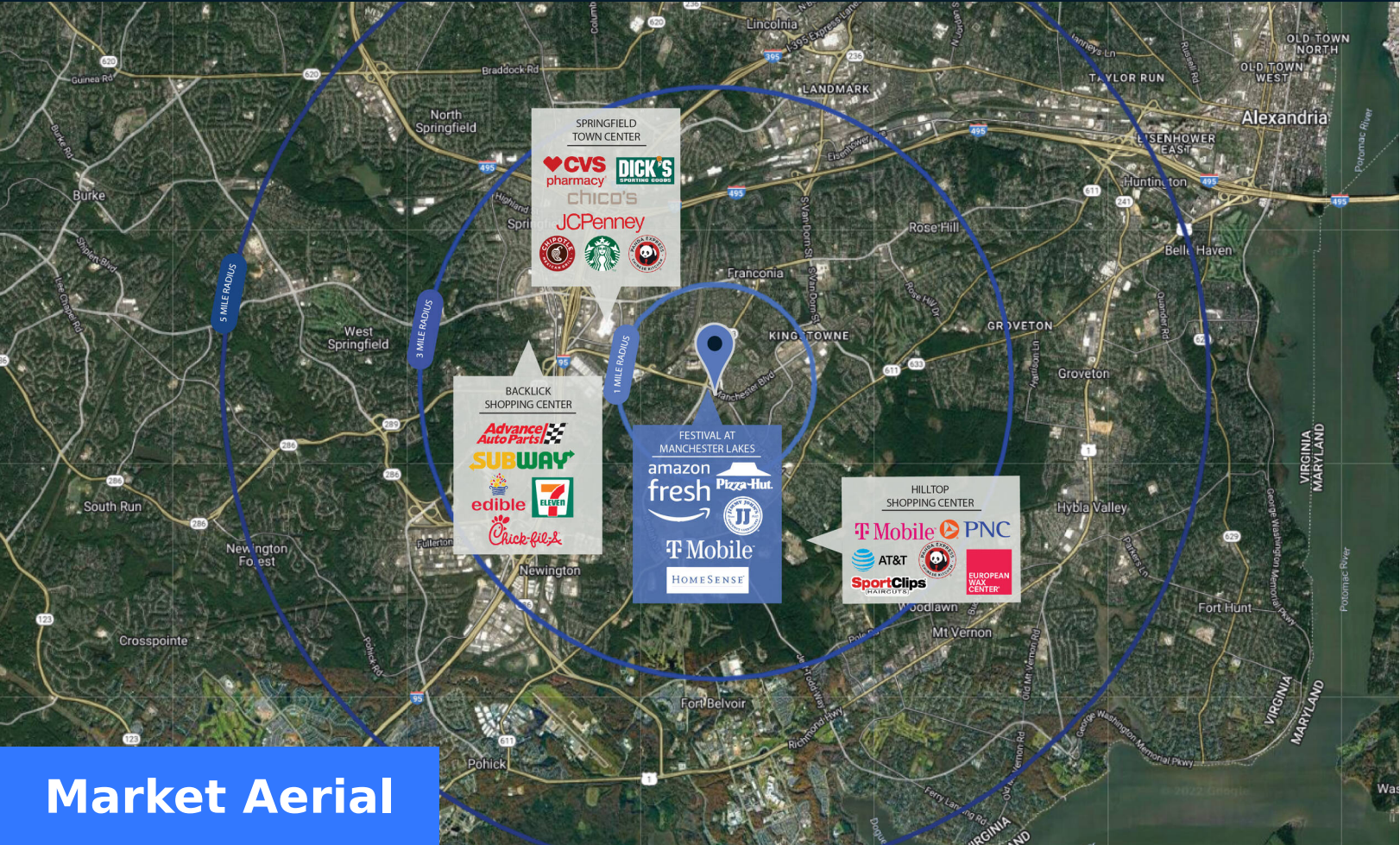
Where It Really Matters.



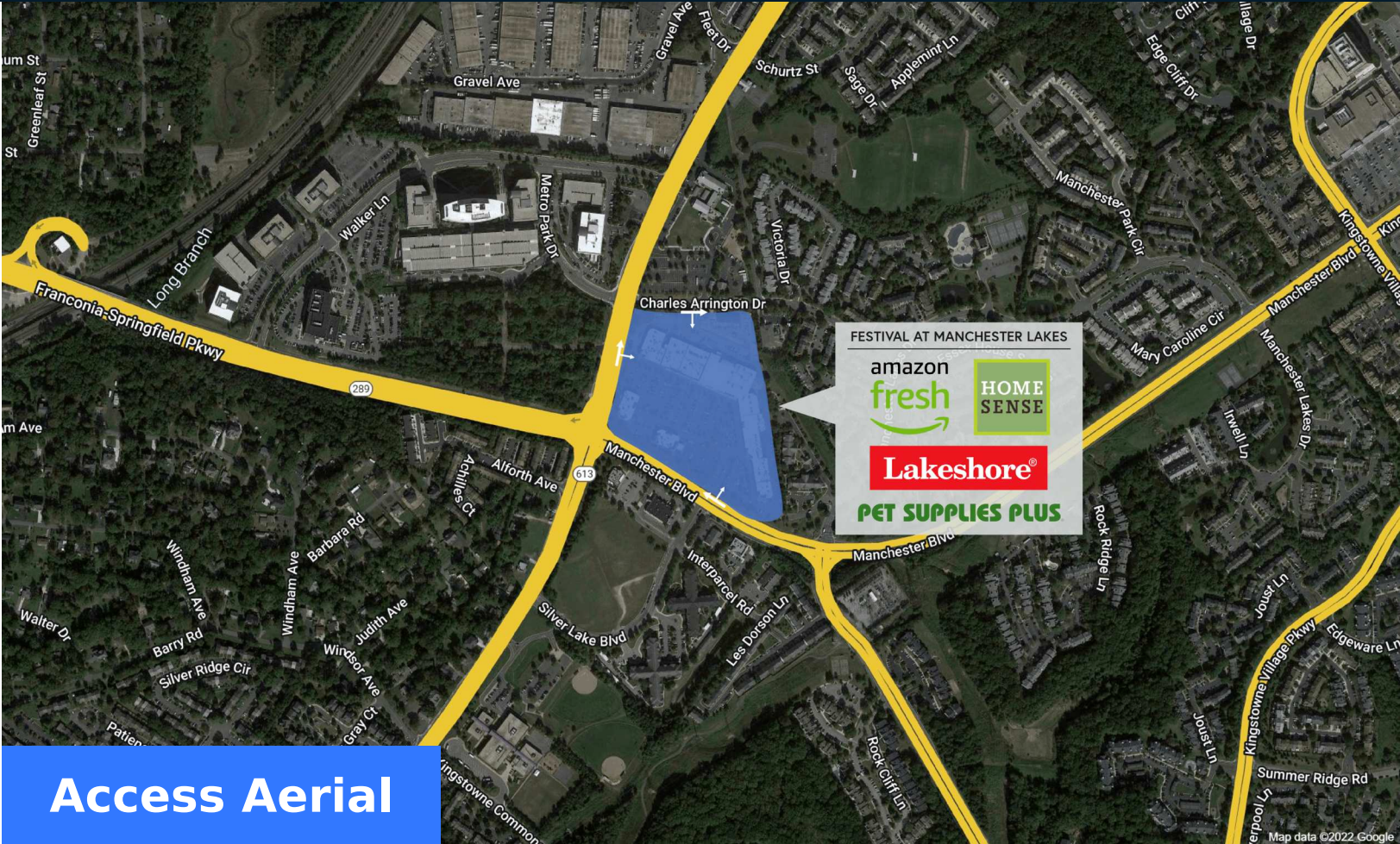
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Market Aerial



Access Aerial



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AVAILABLE SPACE

Retailers	SF
01 Craftsman Auto Service	4,123
03 Available	4,443
03A Dunkin' Donuts	1,800
04 Baskin Robbins	1,050
05 Great Clips	1,200
06 Manchester Bagel	2,329
07 ALL RICE THAI	2,052
08 AVAILABLE SOON	3,088
10A Amazon Fresh	31,760
10B HYPER KIDZ	17,428
10C HomeSense	25,000
11 Pet Supplies Plus	8,551
14 H & R Block	2,500

Retailers	SF
15 Lakeshore Learning Store	7,042
15A Anytime Fitness	4,238
16 HearUSA	1,200
17 D'Elegance Hair	1,200
18 AVAILABLE SOON	1,200
19 Available	2,000
20 AVAILABLE SOON	1,600
21 Johnny's New York Style Pizza	1,600
22 FAIRY BRONZE MOTHER	933
23 Manchester Lakes Barbersh...	757
24 BOBAPOP	1,368
25 Dave's Hot Chicken	2,176
26 America's Best Contacts & ...	3,791

Retailers	SF
27 Roy Rogers	2,975
28 Pizza Hut	1,500
29 Kingstowne Dental Care	1,125
30 Rockbox Fitness	1,961
31 Pink Passion Nail Spa	1,350
32 ANDREWS FEDERAL CREDI...	3,000
33 Kingstowne Pediatric Denti...	2,400
34 Kumo Asian Bistro	2,400
36 Kingsview Animal Hospital	2,327
37 First Watch Restaurant	4,500
37A MILAN LASER HAIR REMOVAL	1,404
38 FIREBIRDS WOOD FIRED G...	6,387
100 White Horse Auto Wash	3,500

GLA TOTAL 169,259

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