



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Located in the well established retail corridor of Manassas.
- Conveniently located off of I-66.
- In-line retail for lease.
- Regional shopping center anchored by Home Depot.

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

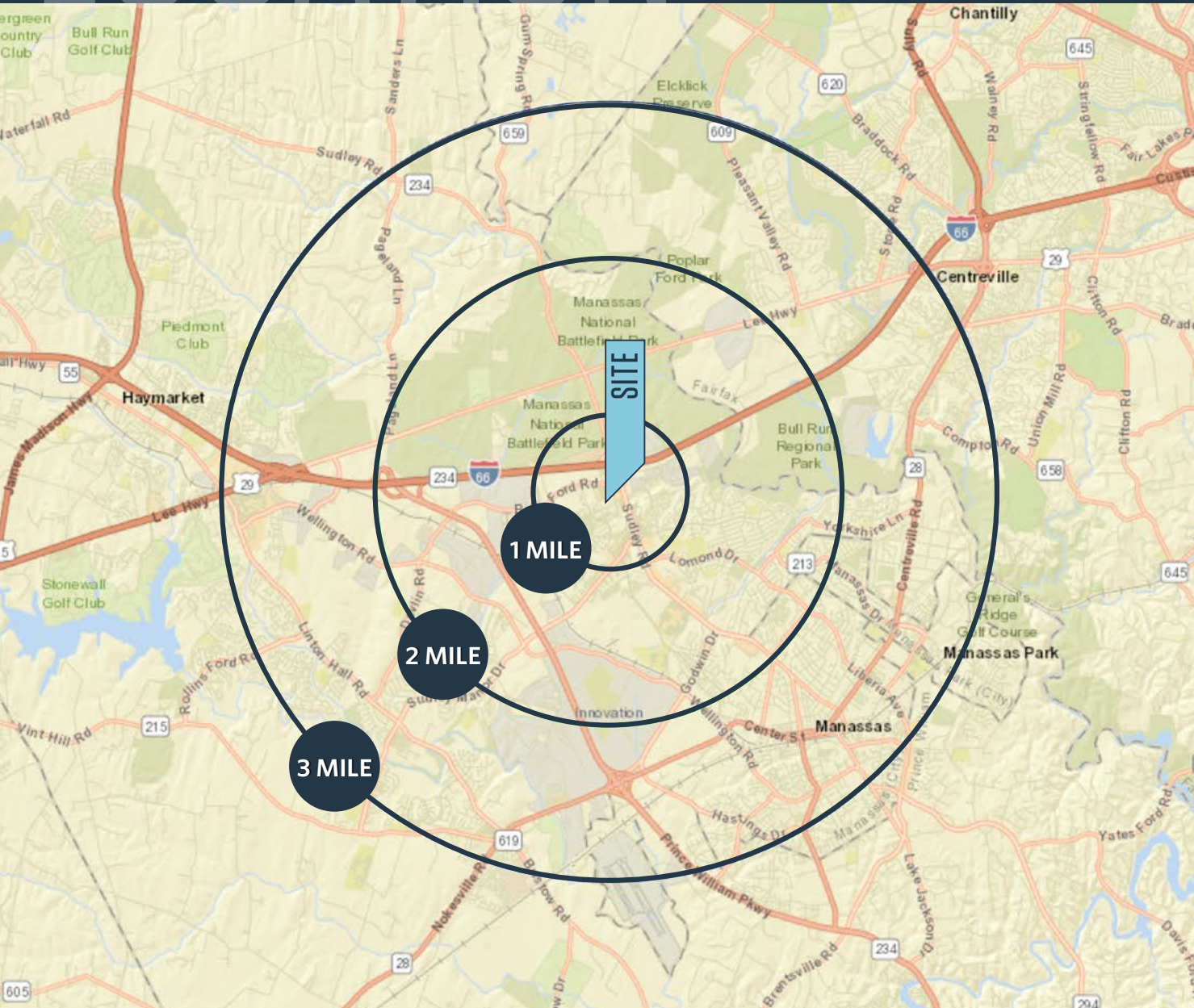
FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

LOCATION

PROMENADE AT MANASSAS

7344-7730 STREAM WALK LANE, MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
1,200 SF	"MARKET"	"AS-IS"	IMMEDIATE
975 SF	"MARKET"	"AS-IS"	IMMEDIATE

*EST. NNN: \$3.40 PSF

TOTAL GLA: 265,442 SF

DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	11,875	55,338	171,228
Daytime Population	7,494	30,657	77,442
Households	3,922	17,919	53,996
Median HH Income	\$70,575	\$79,540	\$95,251

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Sudley Rd.	50,000 ADT
Balls Ford Rd	2,900 ADT

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707



SITE PLAN

PROMENADE AT MANASSAS

7344-7730 STREAM WALK LANE, MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



JAKE LEVIN
jlevin@klnb.com | 202-909-6102

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707







JAKE LEVIN

jlevin@klnb.com | 202-909-6102

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707



PROMENADE AT MANASSAS

7344-7730 STREAM WALK LANE, MANASSAS, VA 20109, PRINCE WILLIAM COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.