

# RAPPAPORT

## BULL RUN PLAZA Manassas, Virginia



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Up to 21,143 SF of Retail Space Available



### BULL RUN PLAZA FACTS-AT-A-GLANCE

- Dominant shopping center in the marketplace
- Prime location on Route 234 with easy access to I-66
- Dynamic retail mix includes Dick's, Ross, Michael's, PetSmart, Shoppers and Ulta
- Very prominent reader board, seen by 48,000 cars per day, available for tenant advertising.



### DEMOGRAPHICS

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	22,701	66,429	171,278
AVG HH INCOME	\$78,649	\$90,760	\$110,788
EMPLOYEES	12,111	32,807	78,179

Up to 21,143 SF of Retail Space Available



Space	Sq. Ft.	Tenant Name
1	4,000	Zabb Thai Restaurant
2	1,465	Subway
2B	1,546	Available
3	4,996	Family Christian Stores
4	75,864	Shoppers Food Warehouse
5	8,910	Dress Barn
8	6,250	Sol Beauty Supply
11	25,000	PetSmart
18	27,610	Michaels
19A	30,000	Ross
19B/C	20,165	Flower Gallery of Virginia
20	52,022	Dick's Sporting Goods
26A	5,118	Rainbow Apparel
26B	4,000	Akasaka Japanese Steak House
27	1,360	Blue Chip Barber
28	2,000	Mariner Finance
29	1,640	GNC
30	10,000	DollarTree
32	2,800	P.R. Partners Hair
33	2,000	Color Me Mine
34	1,200	AQ Nails
35	1,200	Navy Federal Credit Union
36	1,200	Bull Run Professional Pharmacy
37	7,467	FedEx Office
39	5,310	Long & Foster Realtors
40	6,500	Chili's Restaurant
41	1,996	Old Virginia Tobacco Company
45	21,143	Available
45A	11,226	ULTA
48	1,450	Sweet Frog
48A	1,455	Lin Grill Teriyaki House
48B	3,152	America's Best Contacts & Eye Glasses
50A	1,848	Hair Cuttery
50B	2,400	Pivot Physical Therapy
50C	1,848	Game Stop
52	3,100	Dental Care of Manassas
53	3,100	Tony's NY Pizza
54	2,600	California Tortilla
55	2,180	Bull Run Kitchen & Bath
56A	2,390	Available
57	2,000	Dairy Queen
58	1,520	European Wax
59	14,750	Retro Fitness
65	12,808	Children of America
67	6,030	Available
68	5,216	Showcase Dance Studio
70	1,932	Available

