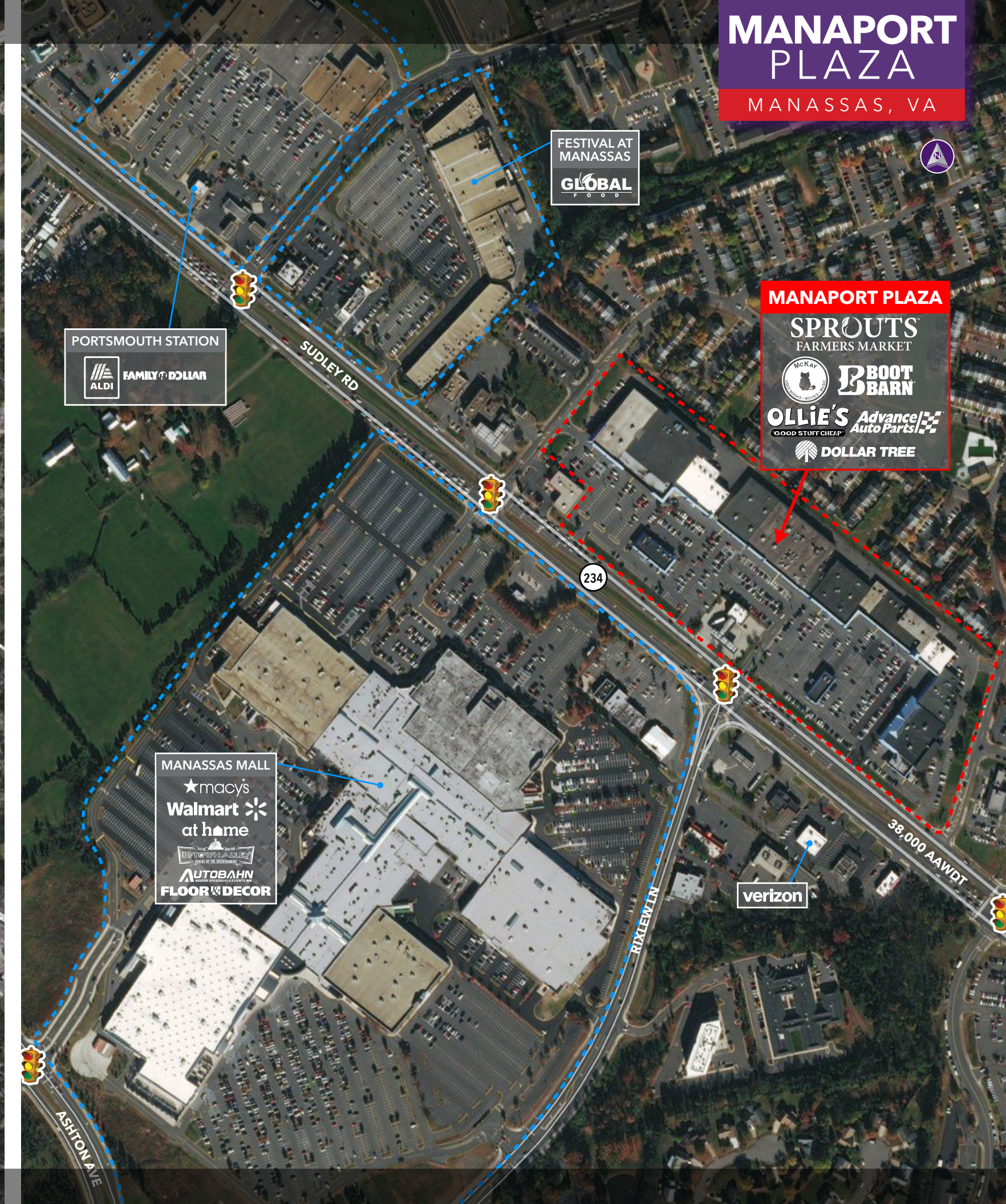
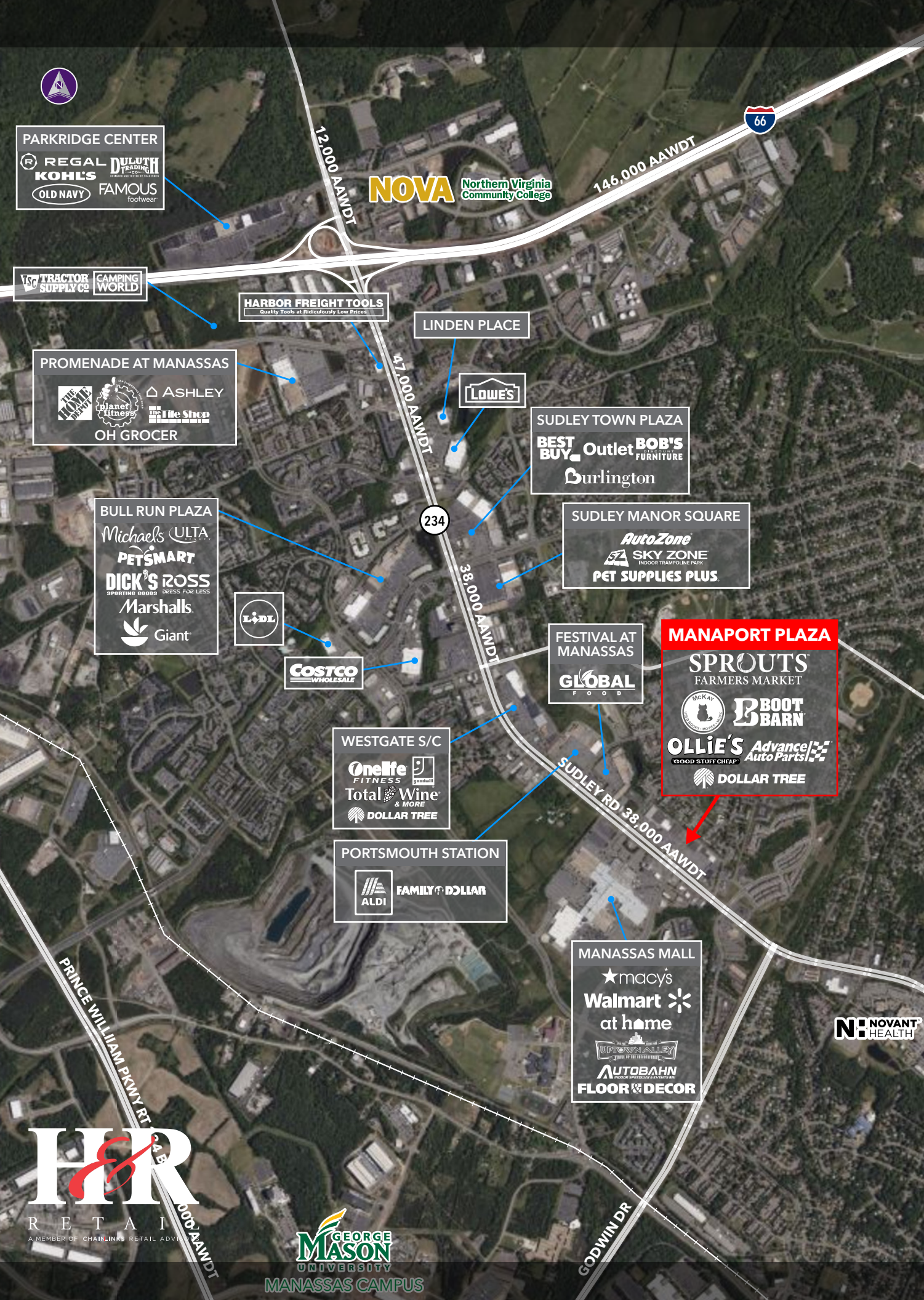


MANAPORT PLAZA

MANASSAS, VA



44,715 SF Anchor Space Available







AVAILABLE LEASED AT LEASE CLICK FOR RENDERINGS

CONCEPTUAL FACADE RENOVATION



■ CONCEPTUAL FACADE RENOVATION



■ CONCEPTUAL FACADE RENOVATION



CONCEPTUAL FACADE RENOVATION



CONCEPTUAL FACADE RENOVATION



DEMOGRAPHICS

MANAPORT PLAZA

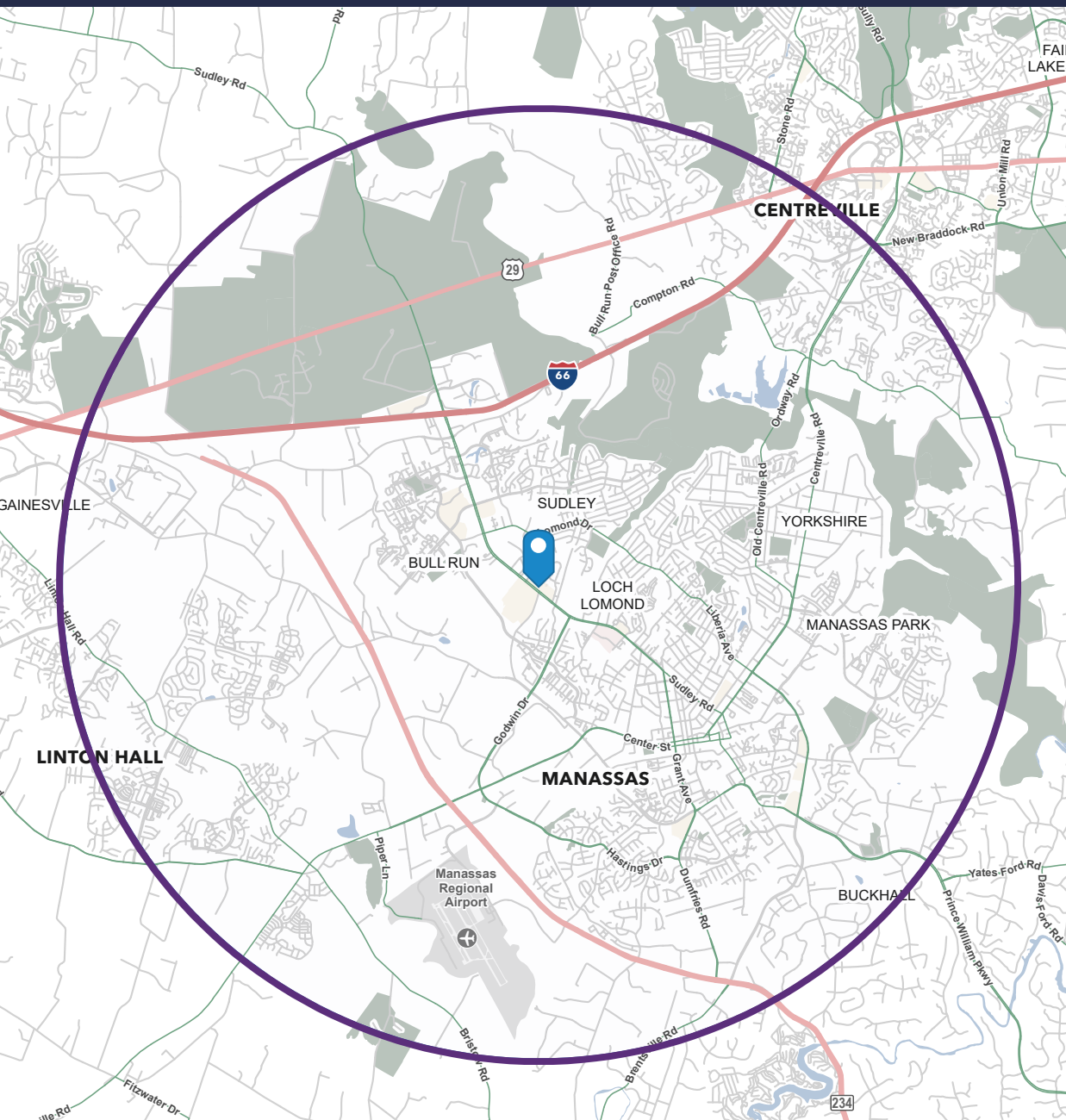
MANASSAS, VA

MANASSAS, VA

DEMOGRAPHIC PROFILE (2024)

Manaport Plaza

5 mile ring



KEY FACTS

189,648

Population

35.0

Median Age

59,883

Households

EDUCATION



22%

High School Diploma



26%

Bachelor's Degree



16%

Graduate/Professional Degree

BUSINESS



6,400

Total Businesses



166,756

Daytime Population



376

Food Srv & Drinking Places

INCOME



\$113,848

Median Household Income

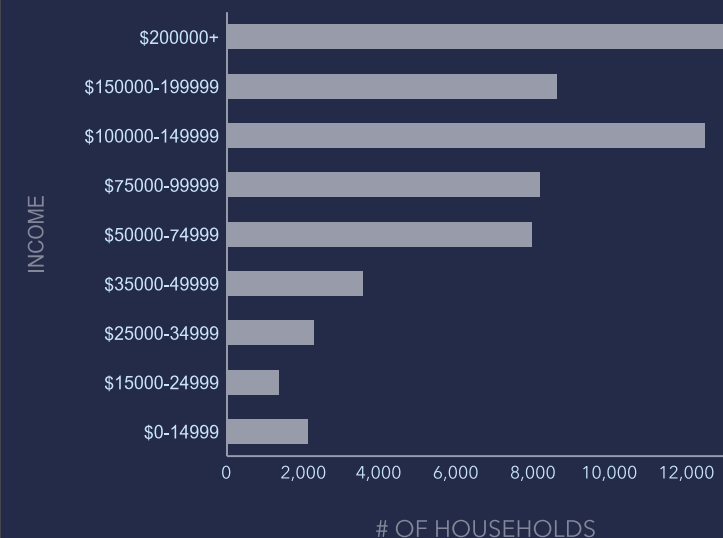


\$48,441

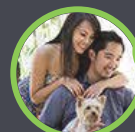
Per Capita Income

\$153,310

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



2D

Enterprising Professionals

11,279 (18.8%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Over half hold a bachelor's degree or higher.
- Enjoy talking about and giving advice on technology.



1C

Boomburbs

8,998 (15.0%) of households

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

- They are well connected: own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.



8C

Bright Young Professionals

6,100 (10.2%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

- Concern about the environment, impacts their purchasing decisions.

MANAPORT PLAZA

MANASSAS, VA 20109

BRYAN DAVIS

240.482.3612 (direct)

bdavis@hrretail.com

Junior Anchor
Available

LAWRENCE HOFFMAN

240.482.3610 (direct)

lhoffman@hrretail.com

3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814

Telephone 301.656.3030

2 Hamill Road | Suite 348W
Baltimore, MD 21210

Telephone 410.308.0800

www.hrretail.com

