



# Woodbine Station SC

13413 Dumfries Road, Manassas, VA 20112

**Retail Space For Sublease**

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## Quick Facts

### AVAILABILITY

2,400 SF for Sub-lease



### DEMOGRAPHICS

POPULATION AVG. INCOME

1 mile	4,538	\$190,504
3 mile	22,801	\$173,029
5 mile	75,551	\$162,836

**Brendan Clark**

Direct | 571.765.4426

Cell | 703.919.1243

Email | [bclark@renaudconsulting.net](mailto:bclark@renaudconsulting.net)

Located in a neighborhood shopping center with great visibility and high household incomes. The traffic on Dumfries Rd averages 28,000 VPD.

[Click For Street View](#)



JOIN THESE RETAILERS:

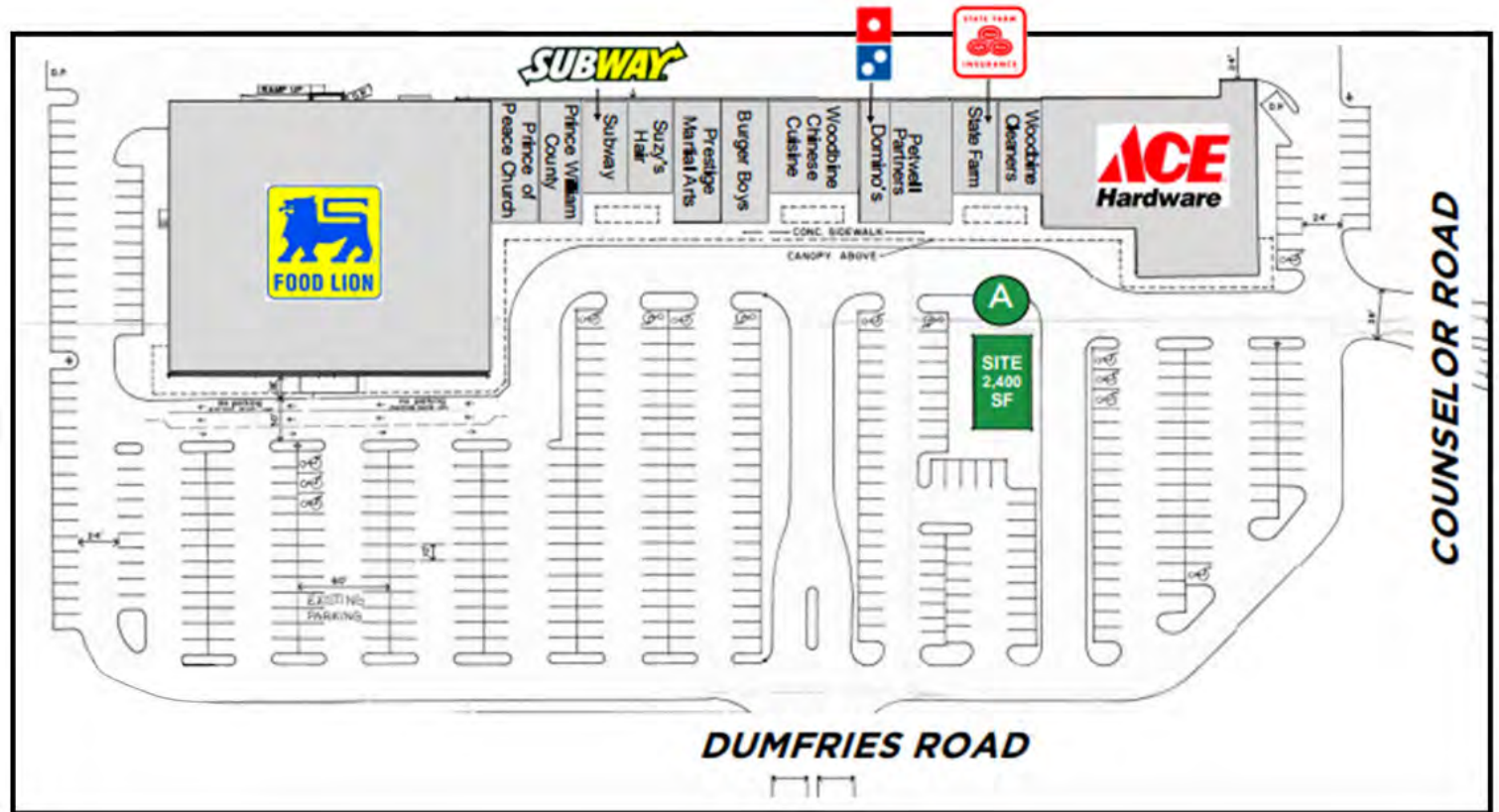


Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



# Leasing Plan

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

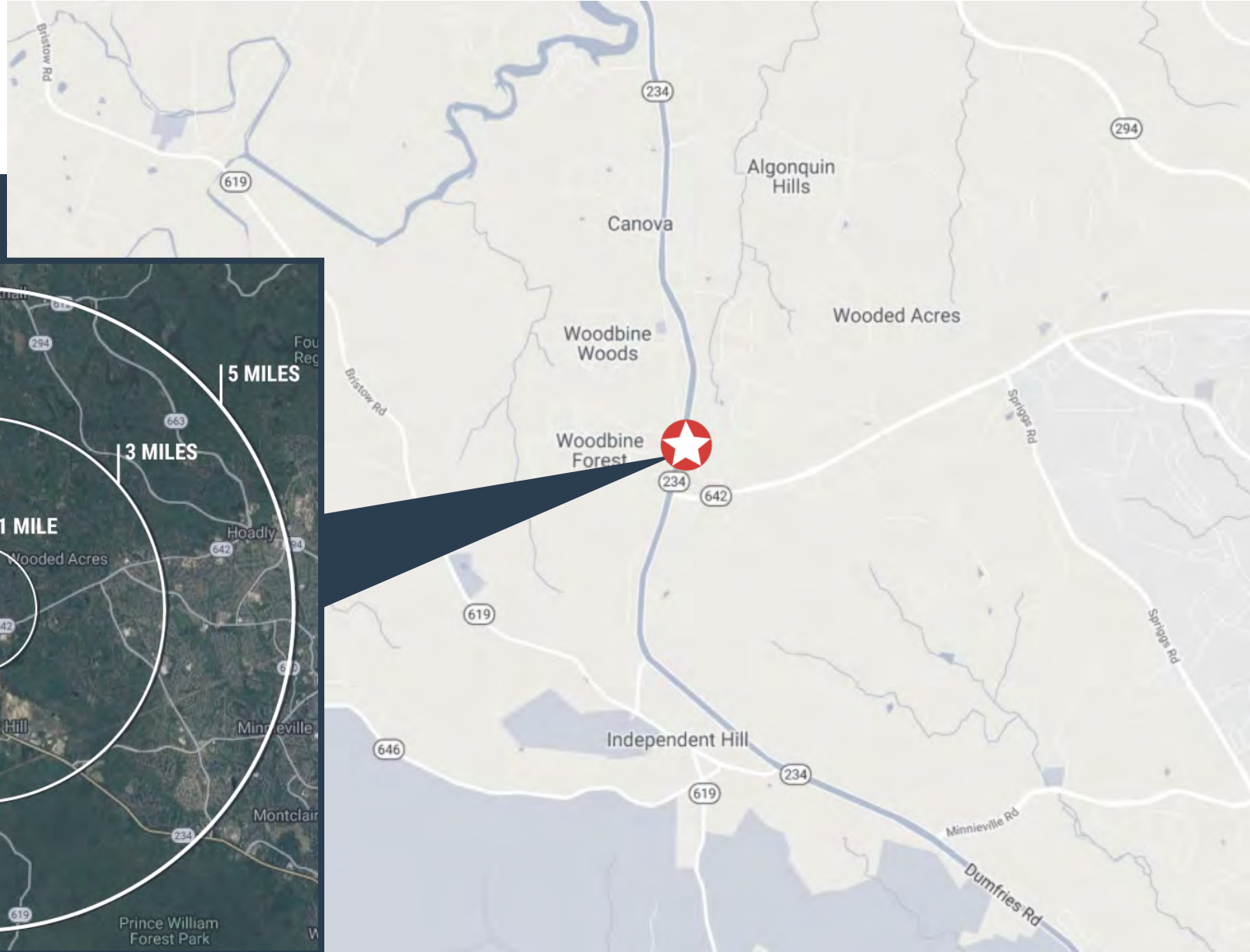




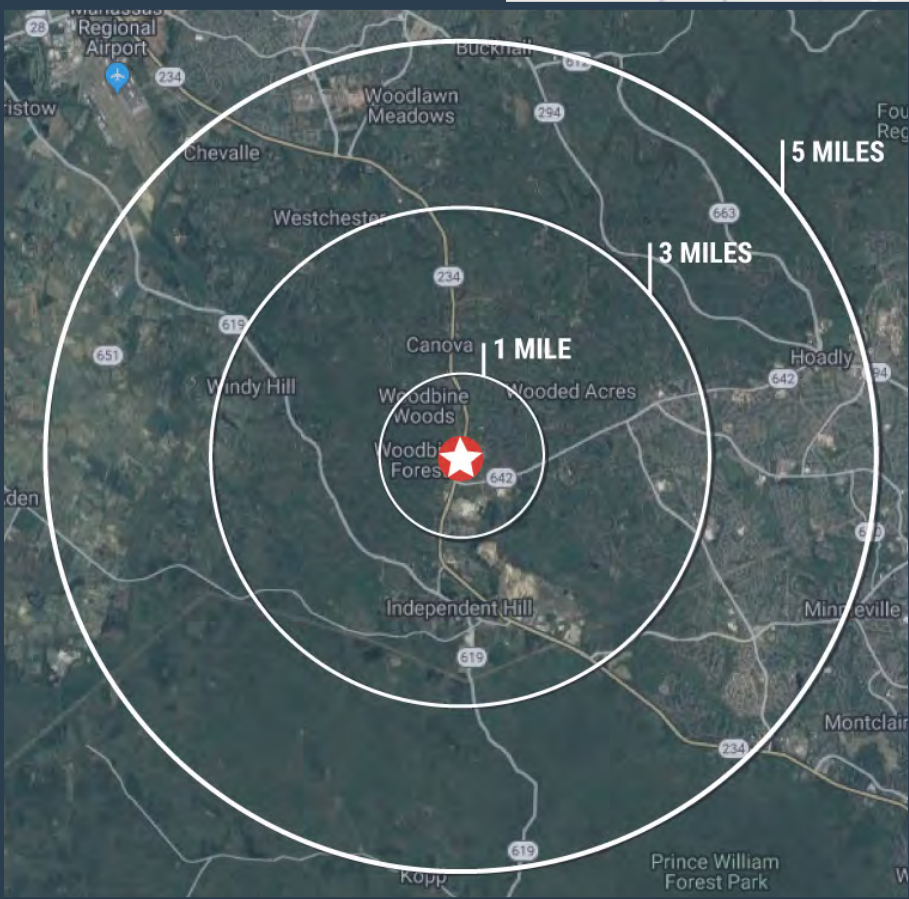


# Location Map

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE



# Radius Map





# Competitive Map

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## In The Area

### NEARBY RETAILERS

**Whole Foods**

**Michael's**

**Total Wine**

**CVS Pharmacy**

**Gold's Gym**

**Ann Taylor Loft**

**Noodles & Company**

**Five Guys**

**MOD Pizza**

**Brown Bag**

**Performance Bicycle**

**Zoe's Kitchen**

**Tropical Smoothie Cafe**

**Chick Fil A**

**Potbelly**

**Chipotle**

