

# CENTER AT INNOVATION

10010 SOWDER VILLAGE SQUARE  
MANASSAS, VA 20109

2 SUITES AVAILABLE FOR LEASE



## ASSET HIGHLIGHTS

101,990 SF SHOPPING CENTER LOCATED IN MANASSAS

6,500 SF & 1,500 SF SPACES AVAILABLE FOR LEASE

STRATEGICALLY LOCATED ON NOKESVILLE ROAD (VA-28), WEST OF PRINCE WILLIAM PARKWAY (VA-234)

LOCATED ADJACENT TO INNOVATION TECHNOLOGY PARK—HOME TO 26 COMPANIES WHO EMPLOY 2,300+ PEOPLE

DIVERSE MIX OF LOCAL AND REGIONAL RETAILERS— TJ MAXX, PETSMART, VERIZON WIRELESS, TROPICAL SMOOTHIE CAFÉ, CHICK-FIL-A, AND MORE

AVERAGE HOUSEHOLD INCOME IN A 3 MILE RADIUS- \$125,000

## RETAIL MAP



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