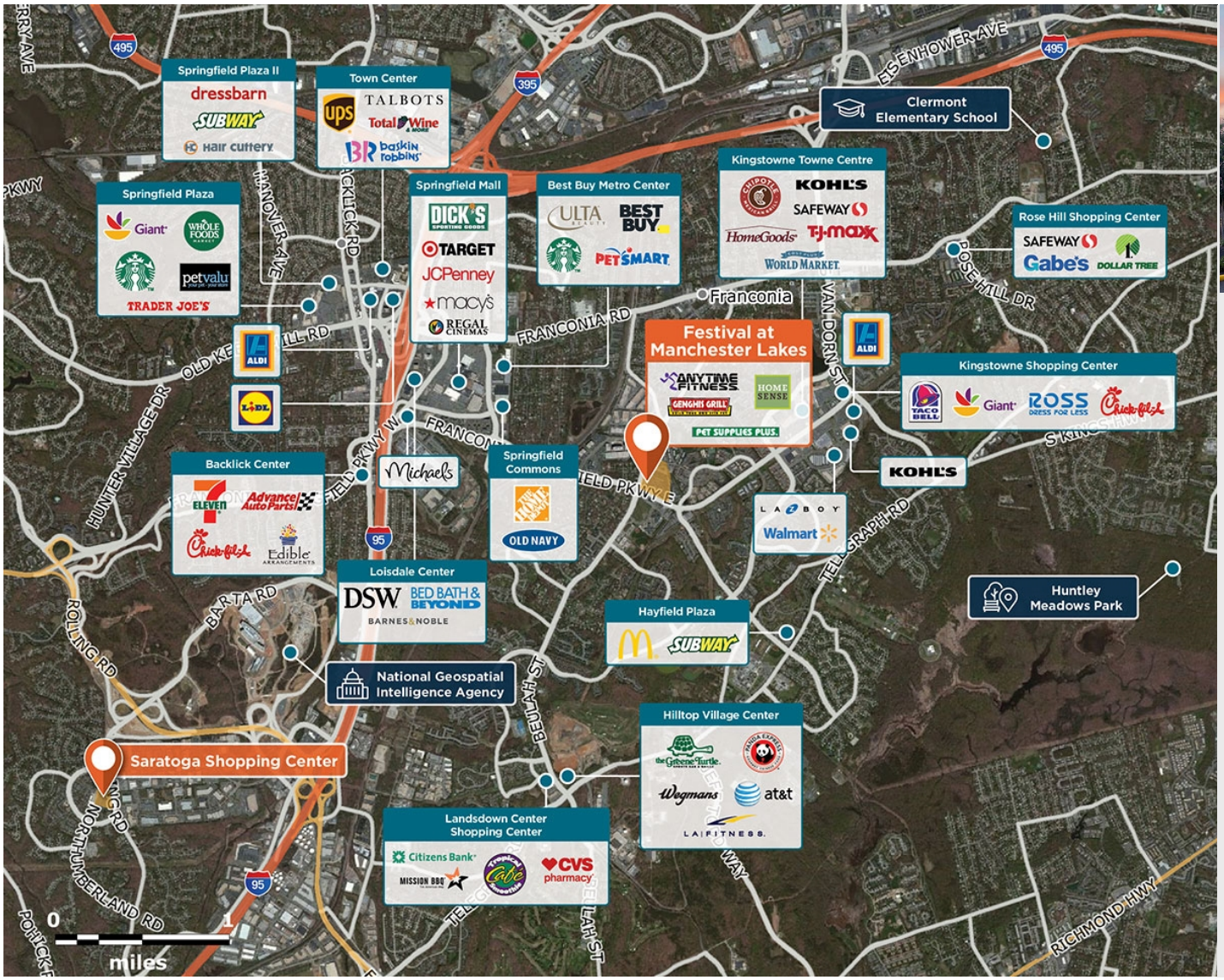
Festival at Manchester Lakes

7005 Manchester Lakes Blvd, Franconia, VA 22310





On a major retail corridor with favorable demographics and a workplace population of 55,000+ in three miles.

Center Size: 169,307

Spaces Available: 2

Within 3 Miles

Population	**98,612**
Avg. Household Income	**184,570**
Avg. Home Value	**$757,903**
Annual Visits	**2,342,722**
Vehicles Per Day	**29,000**

Regency Centers.

Rebecca Baumgartner
Leasing Contact

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Updated: Nov 7 2026

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Center Size: 169,307

SPACE	TENANT	SF
15A	AVAILABLE (Fitness Space)	4,238
28	AVAILABLE	1,500
01	CRAFTSMAN AUTO SERVICE	4,123
03	WONDER	4,443
03A	DUNKIN DONUTS	1,800
04	BASKIN ROBBINS	1,050
05	GREAT CLIPS	1,200
06	MANCHESTER BAGEL	2,329
07	ALL RICE THAI	2,052
08	CALIFORNIA FISH GRILL	3,088
100	WHITE HORSE AUTO WASH	3,500
10A	AMAZON FRESH	31,760
10B	HYPER KIDZ	17,428
10C	HOMESENSE	25,000
11	PET SUPPLIES PLUS	8,551
14	H & R BLOCK	2,500
15	LAKESHORE LEARNING STORE	7,042
16	HEARUSA	1,200
17	D'ELEGANCE HAIR	1,200
18	HALAL MUNCHIES	1,200
19	POTBELLY SANDWICH WORKS	1,998
20	VERIZON WIRELESS	1,650
21	JOHNNY'S NEW YORK STYLE PIZZA	1,600
22	FAIRY BRONZE MOTHER	933
23	MANCHESTER LAKES BARBER SHOP	757
24	BOBAPOP	1,368
25	DAVE'S HOT CHICKEN	2,176
26	AMERICA'S BEST CONTACTS & EYEG	3,791
27	ROY ROGERS	2,975
29	KINGSTOWNE DENTAL CARE	1,125
30	ROCKBOX FITNESS	1,961
31	PINK PASSION NAIL SPA	1,350
32	ANDREWS FEDERAL CREDIT UNION	3,000

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Center Size: 169,307

SPACE	TENANT	SF
33	KINGSTOWNE PEDIATRIC DENTISTRY	2,400
34	KUMO ASIAN BISTRO	2,400
36	KINGSVIEW ANIMAL HOSPITAL	2,327
37	FIRST WATCH RESTAURANT	4,500
37A	MILAN LASER HAIR REMOVAL	1,404
38	FIREBIRDS WOOD FIRED GRILL	6,387

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