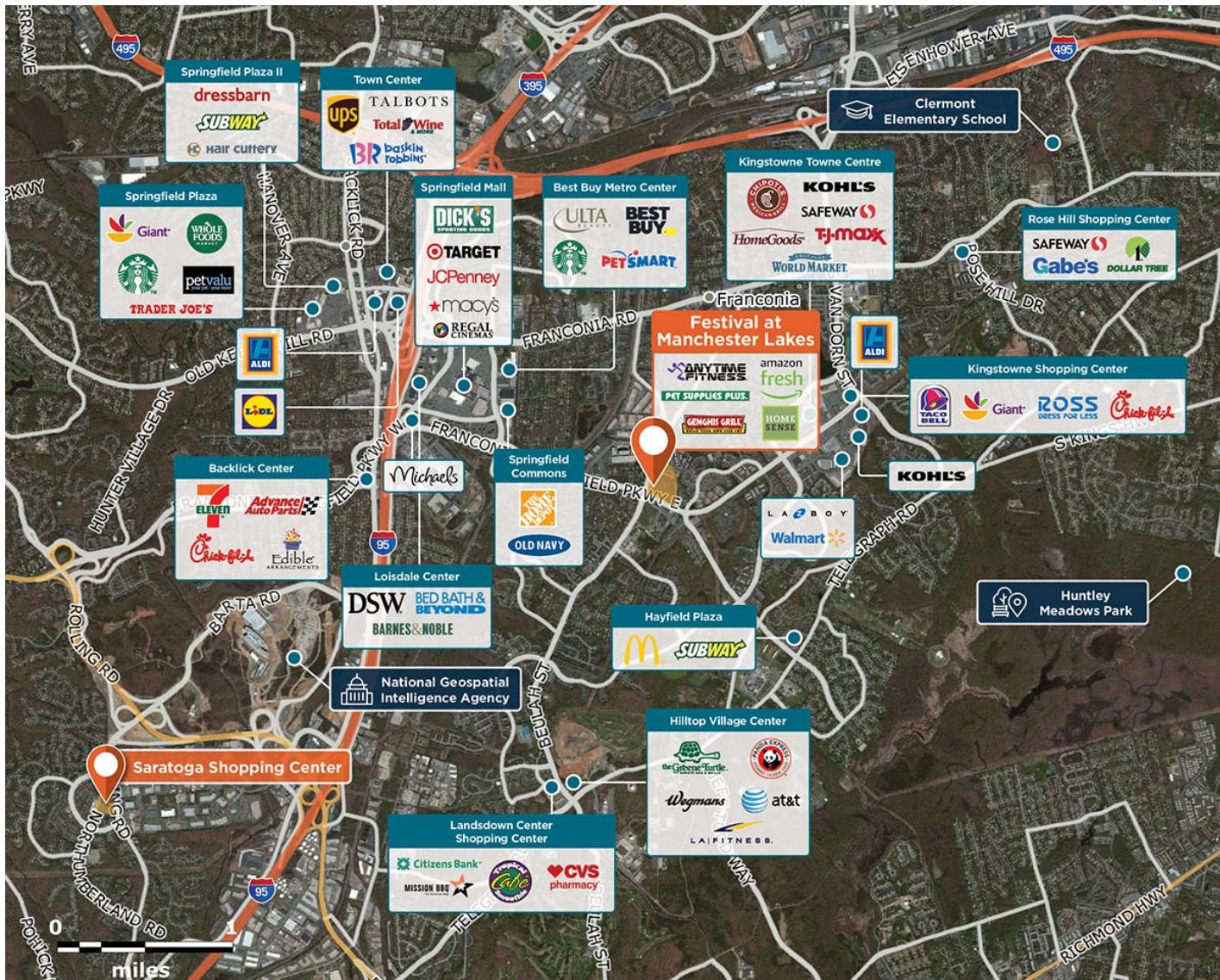


# Festival at Manchester Lakes

📍 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: 0**

## Within 3 Miles

Population	97,856
Avg. Household Income	174,922
Avg. Home Value	\$755,507
Annual Visits	2,342,722
Vehicles Per Day	29,000

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**Center Size: 169,307**



■ AVAILABLE   ■ AVAILABLE SOON   ■ LEASED   □ NAP (NOT A PART)

1 of 2

SPACE	TENANT	SF
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
15A	ANYTIME FITNESS	4,238
16	HEAR USA	1,200
17	D'ELEGANCE HAIR	1,200
18	SHAWARMA GUYS	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
28	PIZZA HUT	1,500
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

Regency  
Centers.

**Rebecca Baumgartner**  
Leasing Contact

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Updated: Jan 20 2026

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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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

2 of 2

# Regency<sup>®</sup> Centers.

## Rebecca Baumgartner Leasing Contact

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