

# 7381 SUDLEY ROAD

7381 Sudley Road, Manassas, VA 20109  
Prince William County



## PROPERTY HIGHLIGHTS:

- **FULLY LEASED**
- Conveniently situated along Sudley Road right off I-66
- In the heart of the main retail corridor in Manassas
- Prominent pylon signage available

## AREA RETAILERS :



Bob Evans



The Tile Shop  
WWW.TILESHOP.COM



HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

**Phil Ruxton**  
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202-420-7777

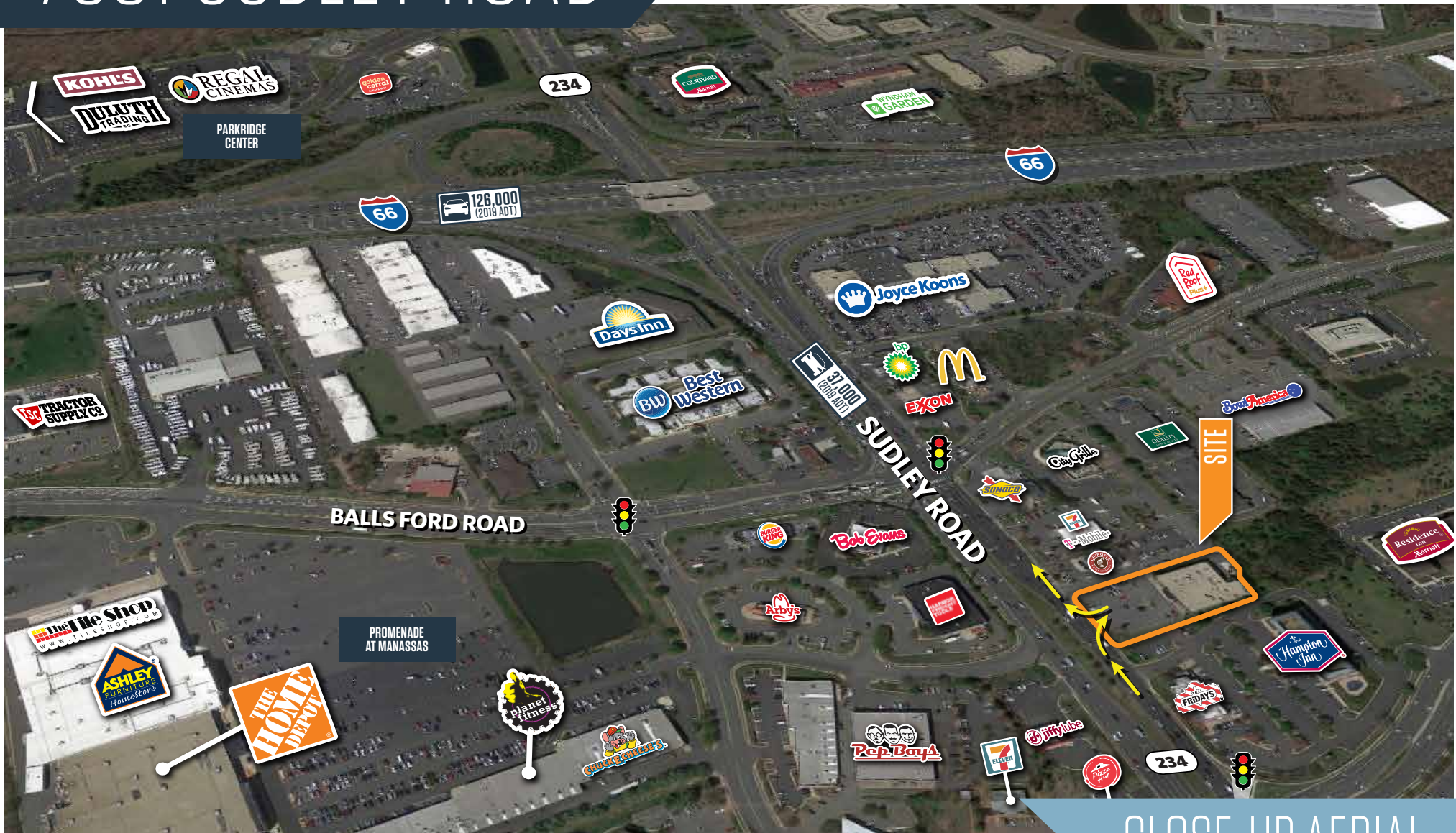
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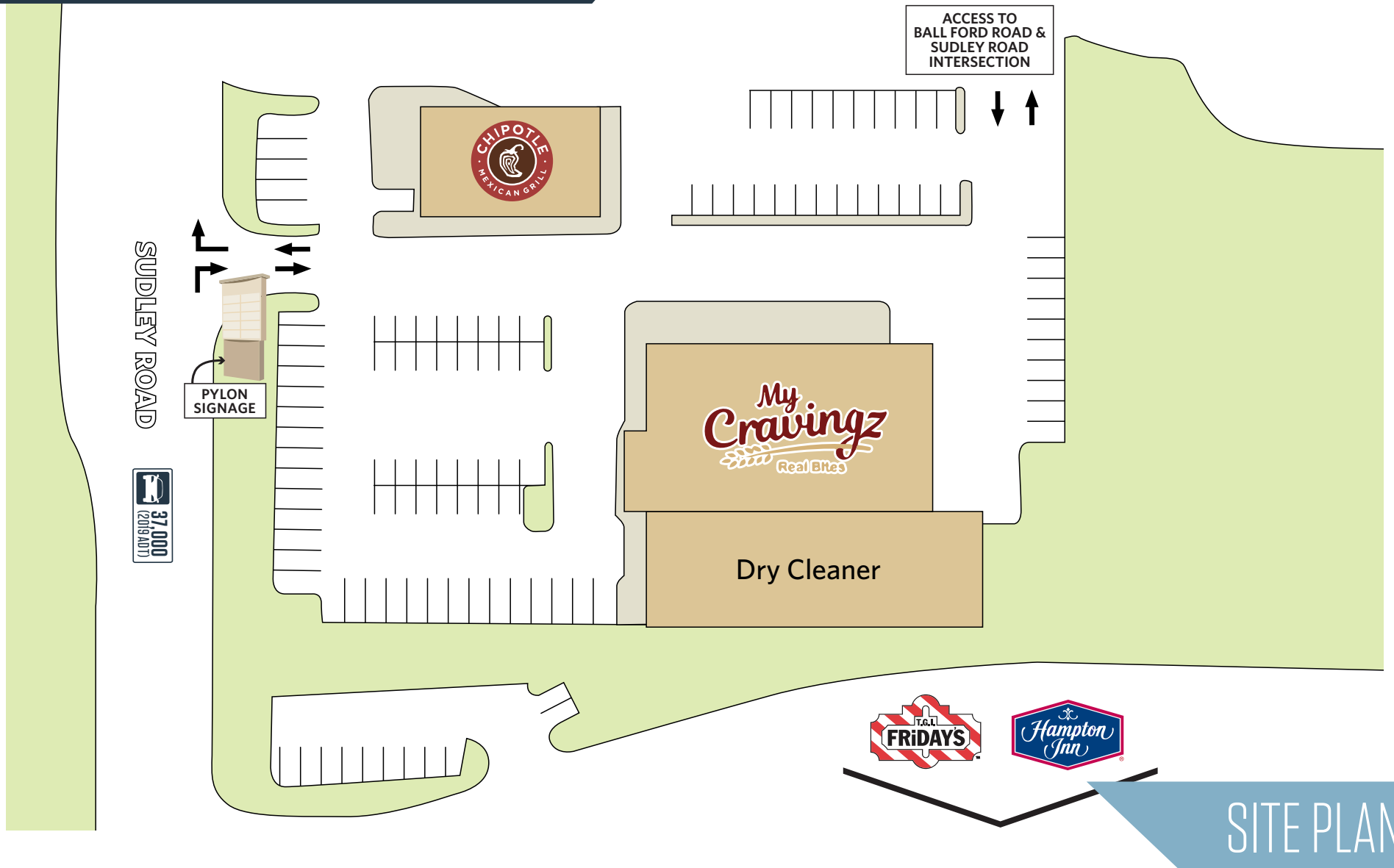
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SITE PLAN

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## OVERVIEW AERIAL

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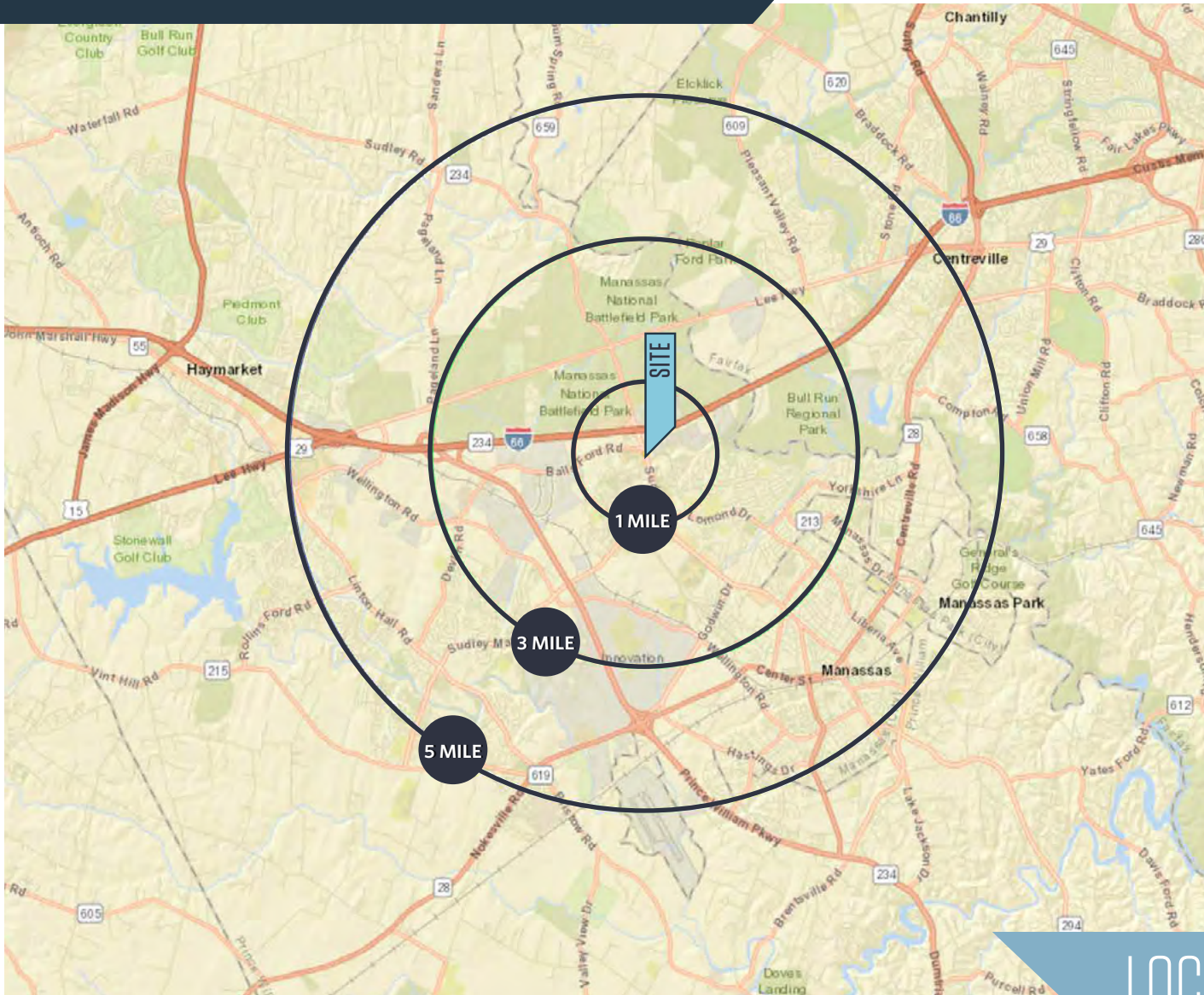
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## DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	14,303	60,273	184,266
Daytime Population	7,661	33,134	79,803
Households	4,755	19,292	59,244
Average HH Income	\$87,493	\$98,445	\$123,121
Median HH Income	\$72,077	\$78,611	\$97,784

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Sudley Road	37,000 ADT
Route 66	126,000 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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