



## NEARBY RETAILERS



## RETAIL FOR LEASE

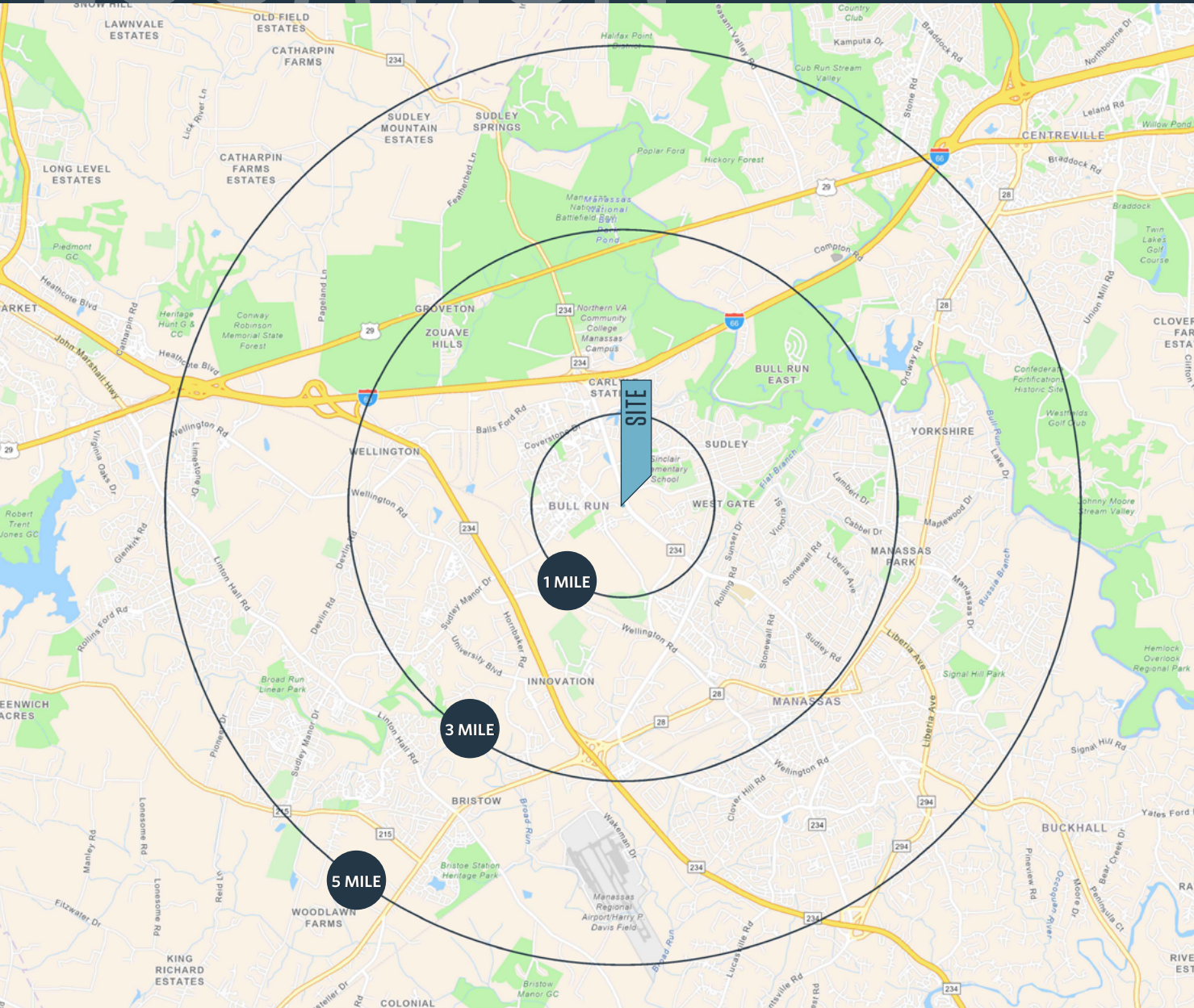
- Freestanding 16,080 SF building
- Directly fronting Sudley Road (50,031 AADT)
- Multiple access points and ample parking
- Large pylon sign with two panels



# LOCATION

# 8014 SUDLEY ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



## PROPERTY HIGHLIGHTS:

16,080 SF Freestanding Building

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
23,182	86,473	193,365
Daytime Population		
21,068	89,415	172,952
Households		
7,817	26,900	61,017
Average HH Income		
\$99,030	\$125,283	\$145,470

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Sudley Road 50,031 ADT

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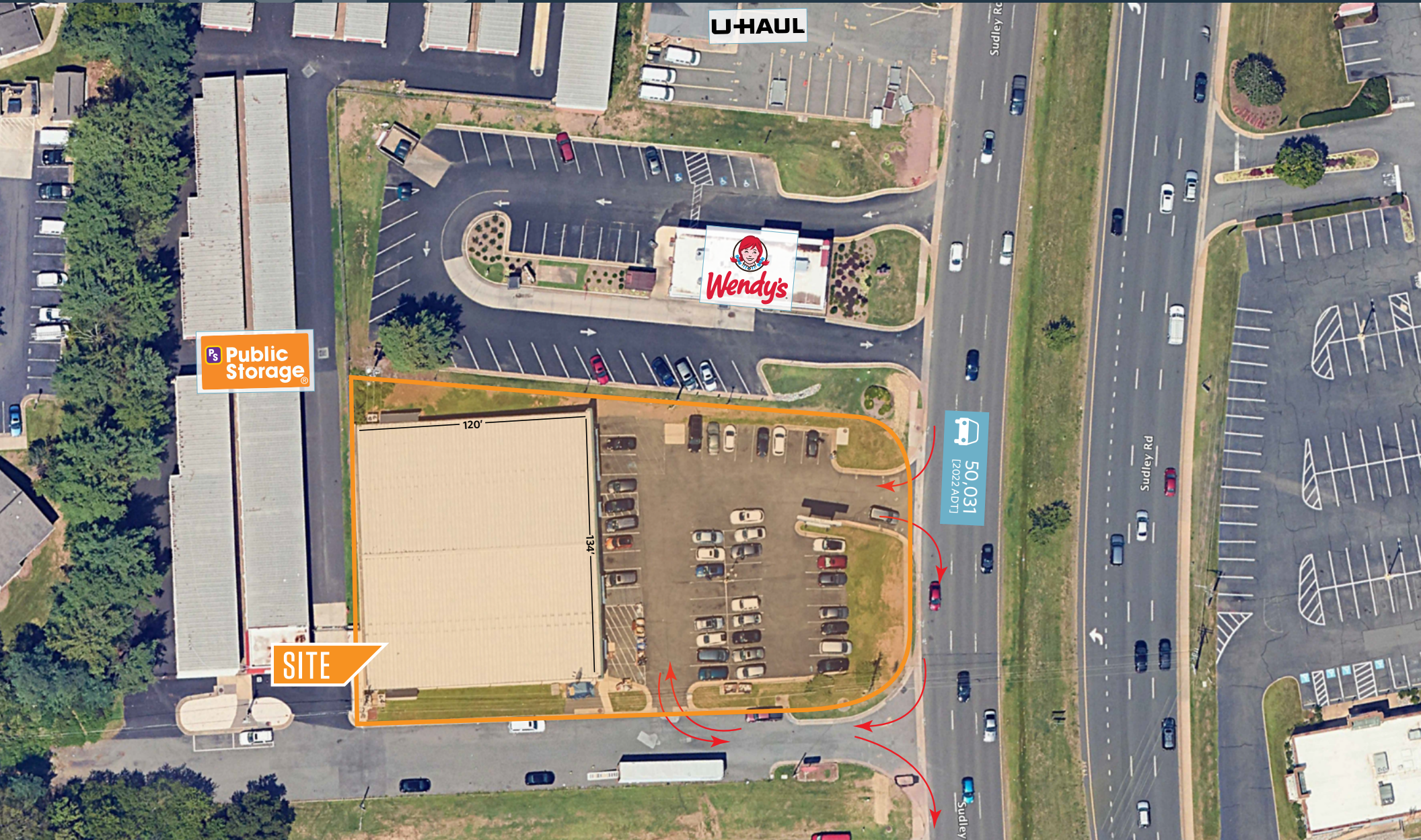
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# CLOSE UP

## 8014 SUDLEY ROAD

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