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RETAIL AVAILABLE

- 1,365 SF small shop space available.
- Pylon signage available.
- Proven "Main and Main" location on the Hard Corner of the Route 28/Sudley Road.
- Growing, affluent, and dense residential and daytime worker populations.

AVAILABILITY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,365 SF (21'x65')	"MARKET"	"AS-IS" (CURRENT MARTIAL ARTS STUDIO)	WITHIN 60 DAYS OF EXECUTED LEASE
*EST. NNN: \$10.31 PSF			

FORREST H. MORRILL

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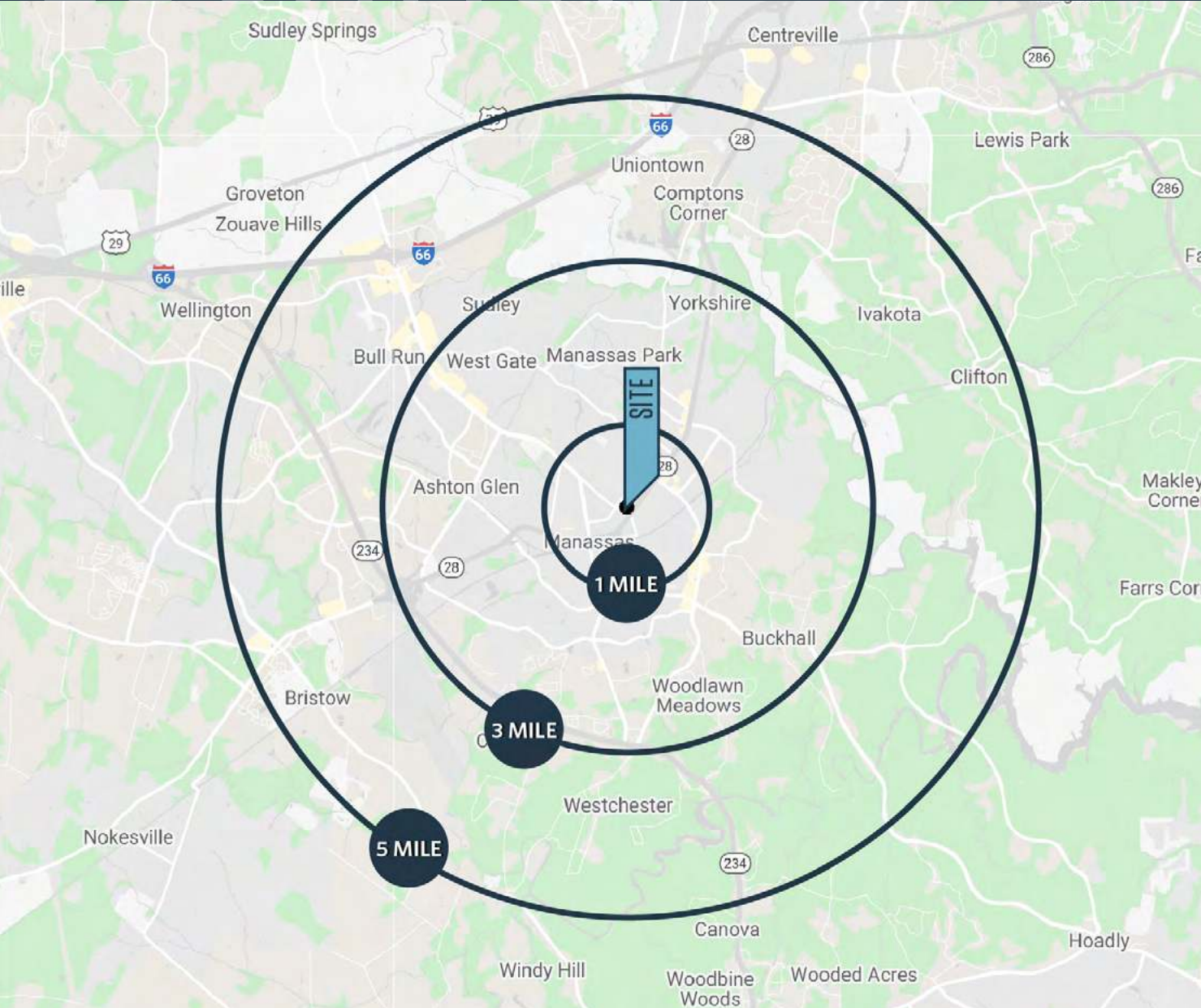
DALLON L. CHENEY

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LOCATION

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population 15,764	106,537	171,203
Daytime Population 12,435	41,722	77,440
Households 5,345	33,103	54,625
Average HH Income \$129,813	\$138,311	\$150,405
Median HH Income \$101,754	\$105,303	\$111,303

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Sudley Rd.	18,198 ADT
Centreville Rd.	26,561 ADT

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SPACE PLAN

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



CLOSE-UP

MANASSAS CORNER

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FOR MORE INFORMATION, PLEASE CONTACT:

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