



NEARBY RETAILERS



RETAIL FOR LEASE

- Freestanding 16,080 SF building
- Directly fronting Sudley Road (48,498 ADT)
- Multiple access points and ample parking
- Large pylon sign with two panels

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

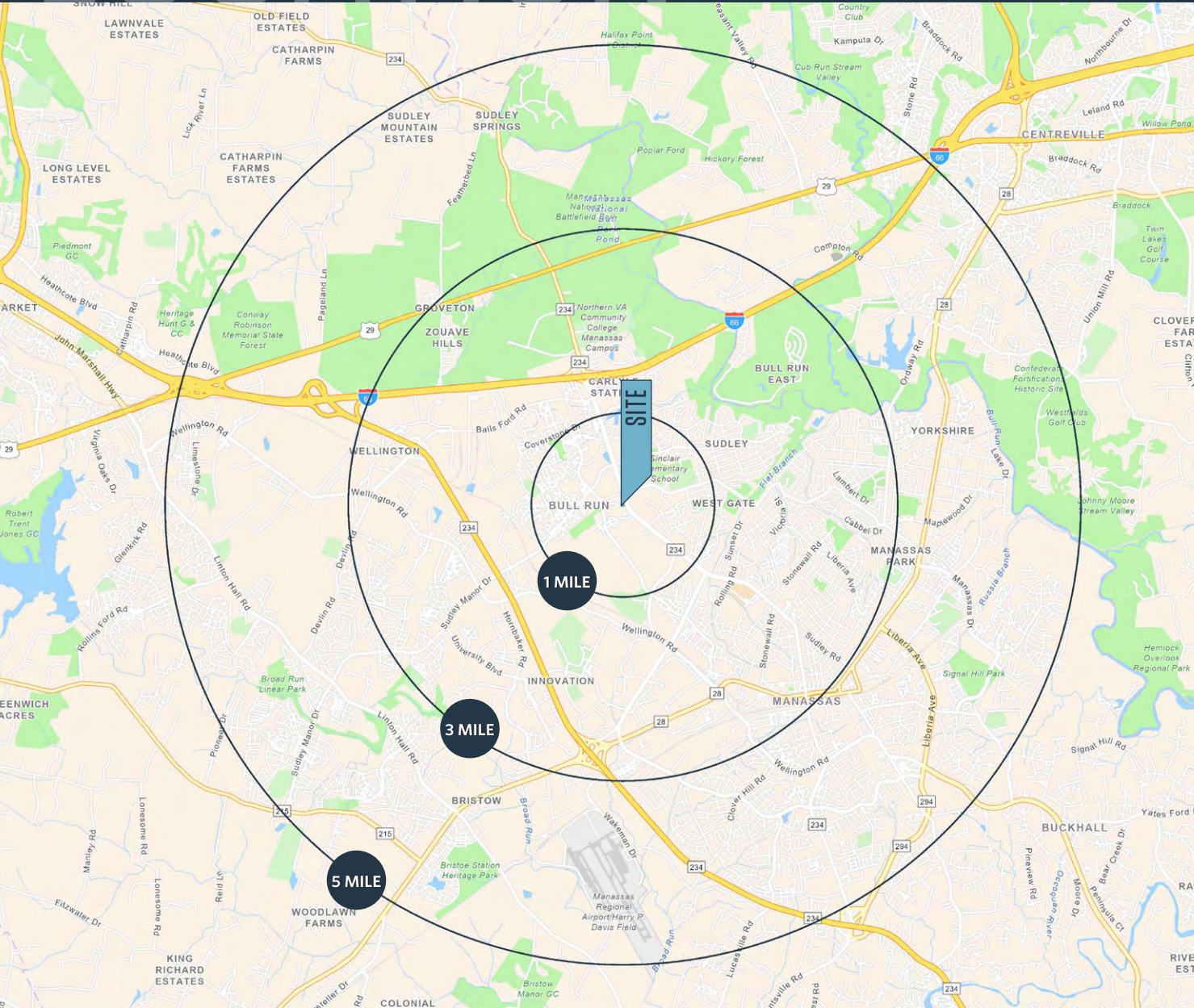
JOHN MEYER

jmeyer@klnb.com | 443-632-2052

LOCATION

8014 SUDLEY ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



PROPERTY HIGHLIGHTS:

16,080 SF Freestanding Building

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
24,271	82,496	189,799
Daytime Population		
22,716	87,241	171,385
Households		
8,282	26,724	61,585
Average HH Income		
\$101,340	\$129,019	\$153,366

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Sudley Road 48,498 ADT

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

JOHN MEYER

jmeyer@klnb.com | 443-632-2052





8014 SUDLEY ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

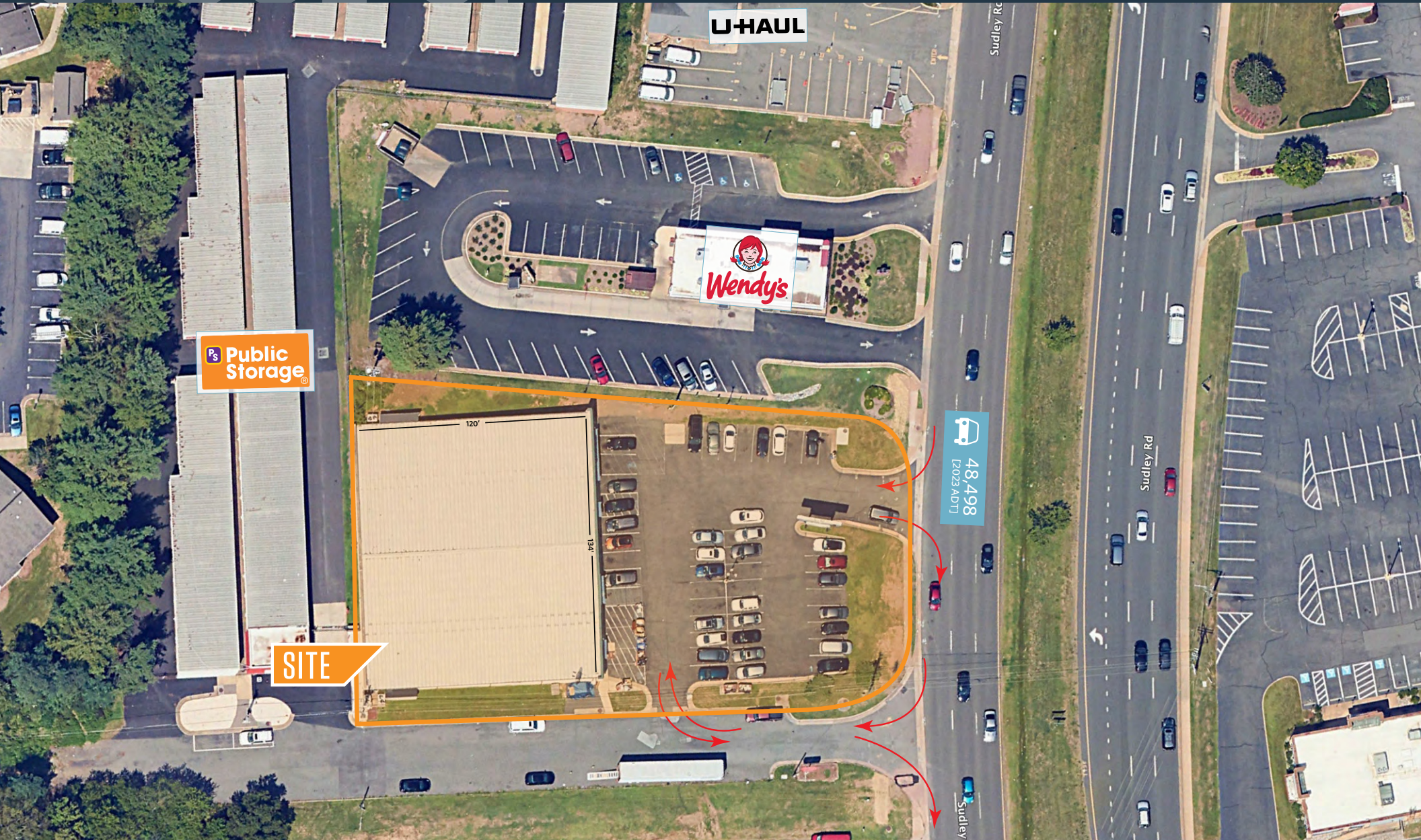
JOHN MEYER

jmeyer@klnb.com | 443-632-2052

CLOSE UP

8014 SUDLEY ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

JOHN MEYER

jmeyer@klnb.com | 443-632-2052

klnb



8014 SUDLEY ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL GINSBURG

mginsburg@klnb.com

443-632-2041

JOHN MEYER

jmeyer@klnb.com

443-632-2052

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.