



8250 SUDLEY ROAD

8250 SUDLEY ROAD, MANASSAS, VA 20109 PRINCE WILLIAM COUNTY

**AVAILABLE
GROUND LEASE
OR
BUILD-TO-SUIT!**



NEARBY RETAILERS



PAD SITE FOR GROUND LEASE

- Size: 0.64 acres (28,000 sf).
- Zoning: B-1 (General Business).
- Existing operating gas station (8 fuel pumps) with a 743 SF c-store.
- Located directly in front of the Manassas Mall.
- Located directly across from Manaport Plaza.

GROUND LEASE TERMS

PAD SIZE	RATE	CONDITION	TIMING
0.64 acres	"MARKET"	"AS-IS"	IMMEDIATE

SELECTED USES PERMITTED WITHIN B-1 ZONING:

- DRIVE-THRU RESTAURANT
- QUICK SERVICE FOOD STORE
- CARRY OUT RESTAURANT
- SIT DOWN RESTAURANT
- DRY CLEANERS (PLANT OR PICK-UP)
- MEDICAL/DENTAL OFFICE
- FINANCIAL INSTITUTION
- RETAIL STORE(S)
- HOTEL/MOTEL
- NUMEROUS OTHERS

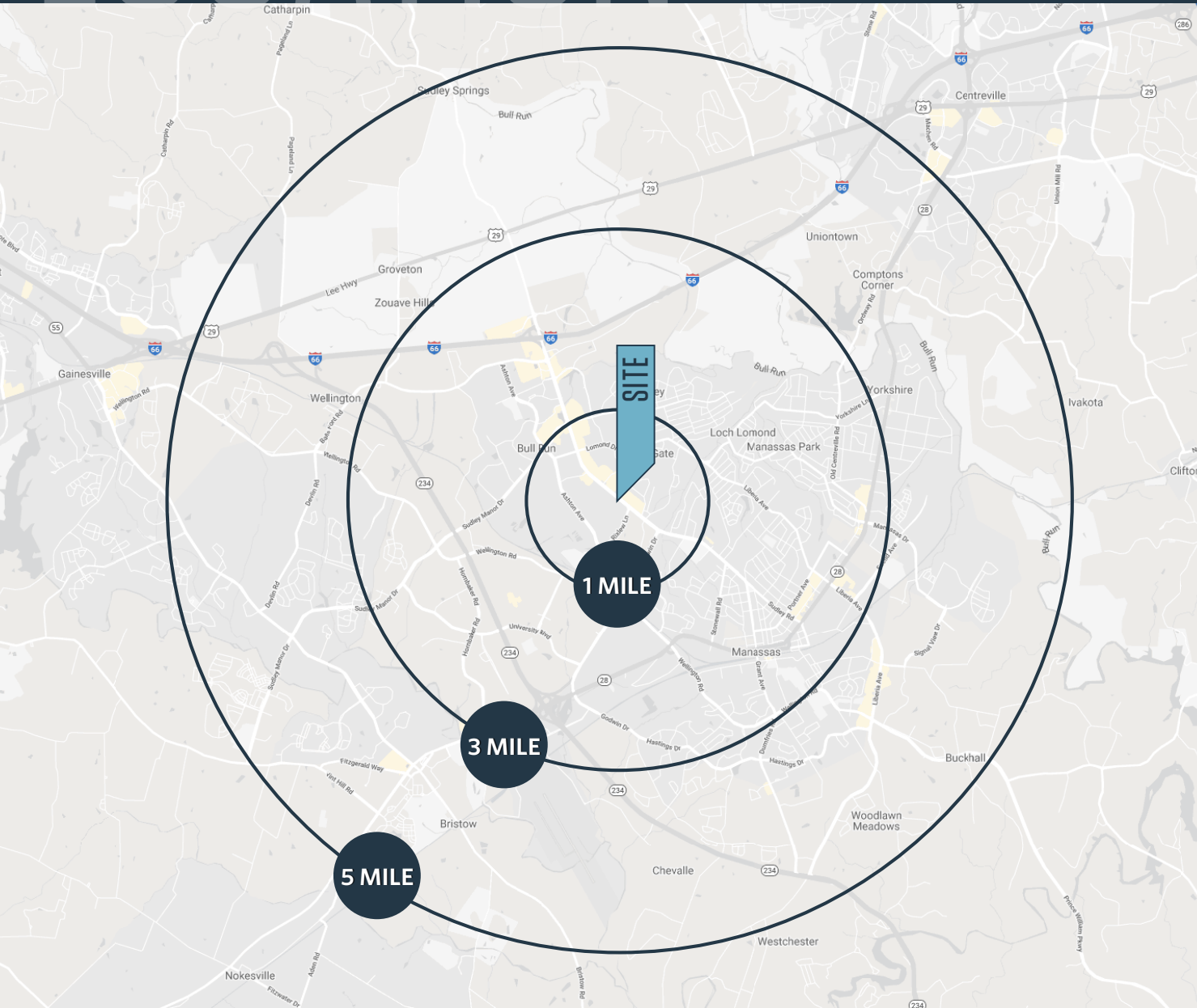
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AVAILABLE PAD SITE:

0.64 Acres (28,000 SF)

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
15,368	103,004	188,611
Daytime Population		
9,455	58,285	82,170
Households		
5,114	32,096	59,262
Average HH Income		
\$96,652	\$119,484	\$145,656

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Sudley Road 44,730 ADT

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- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

AERIAL

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Manassas

Prince William County | Virginia

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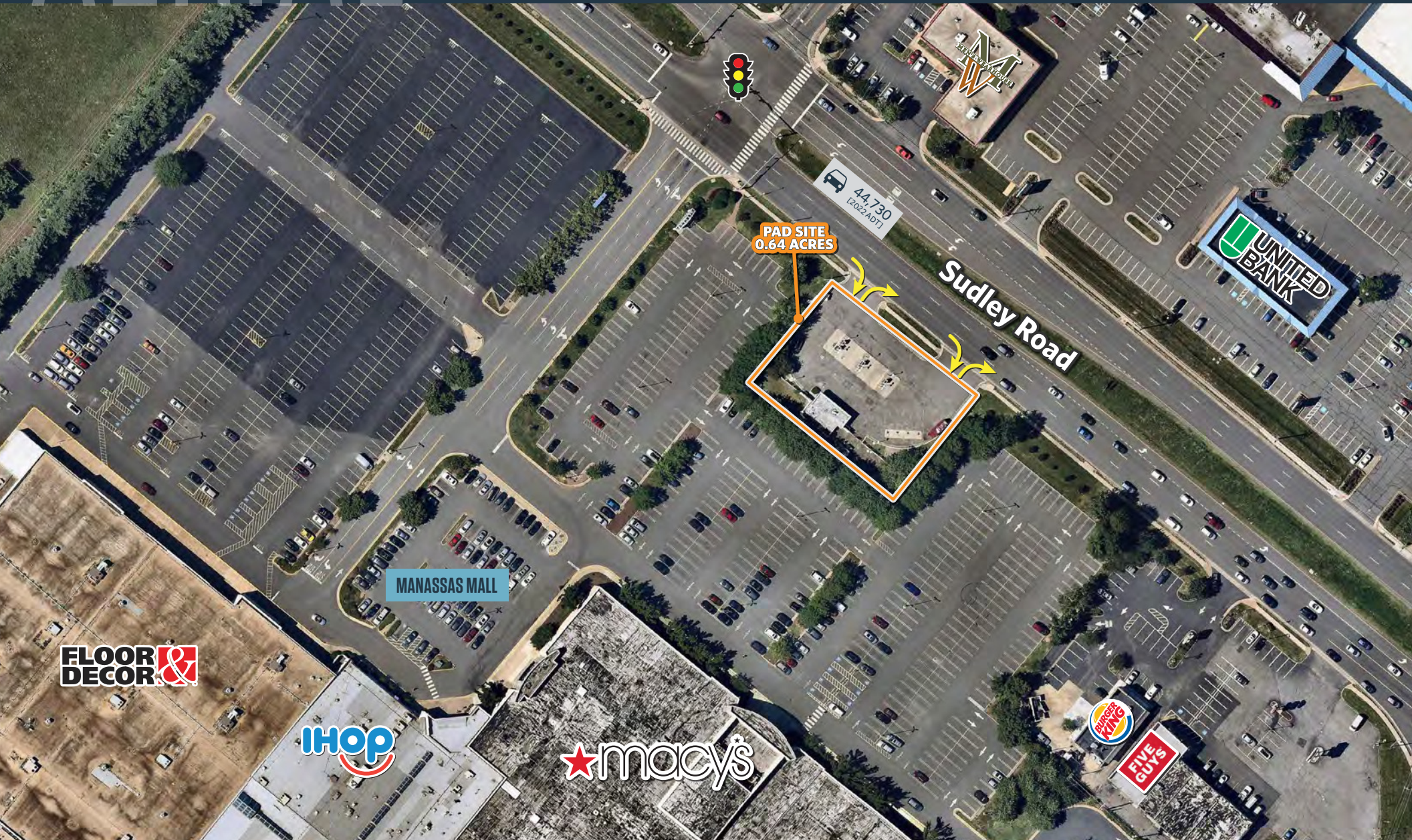
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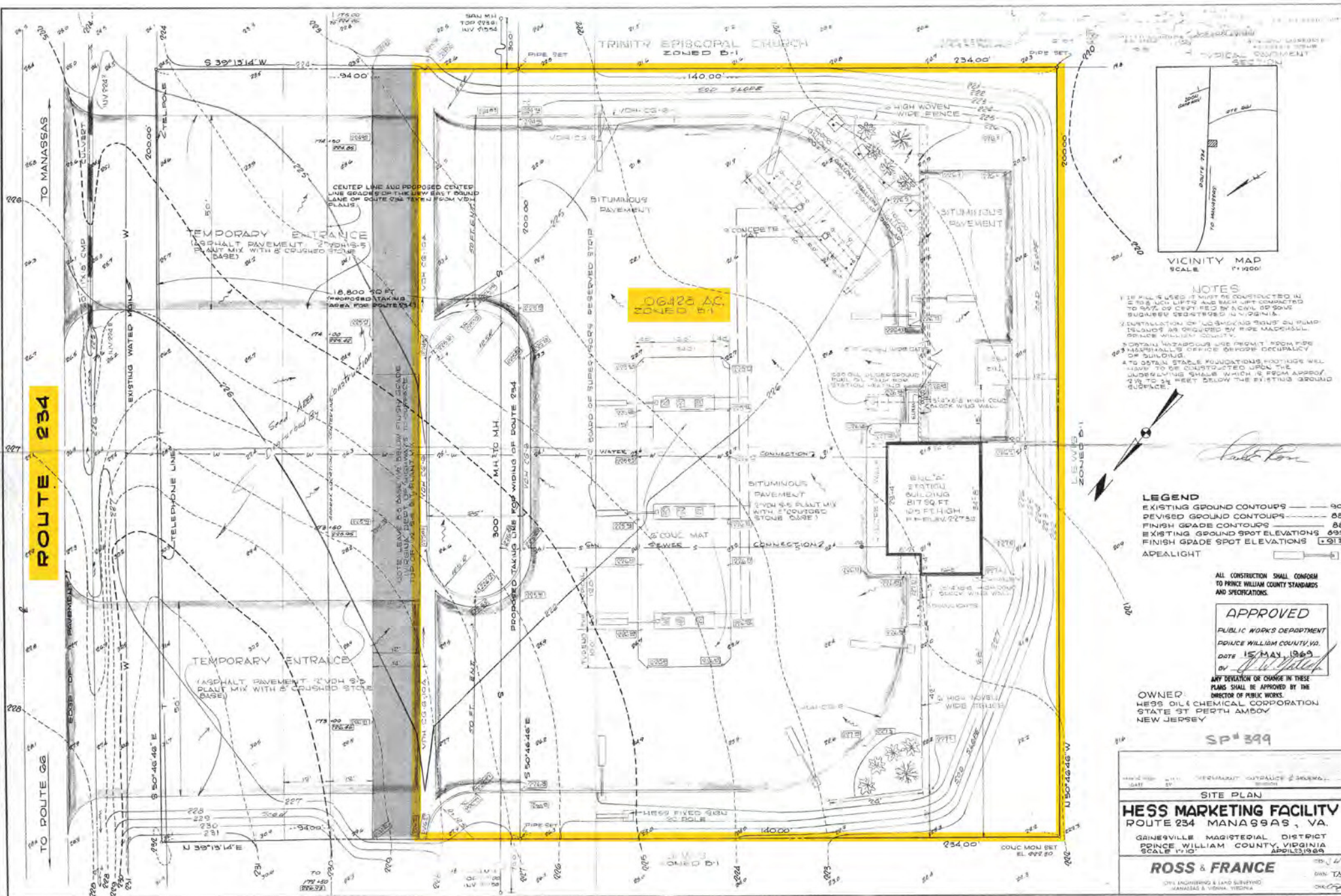
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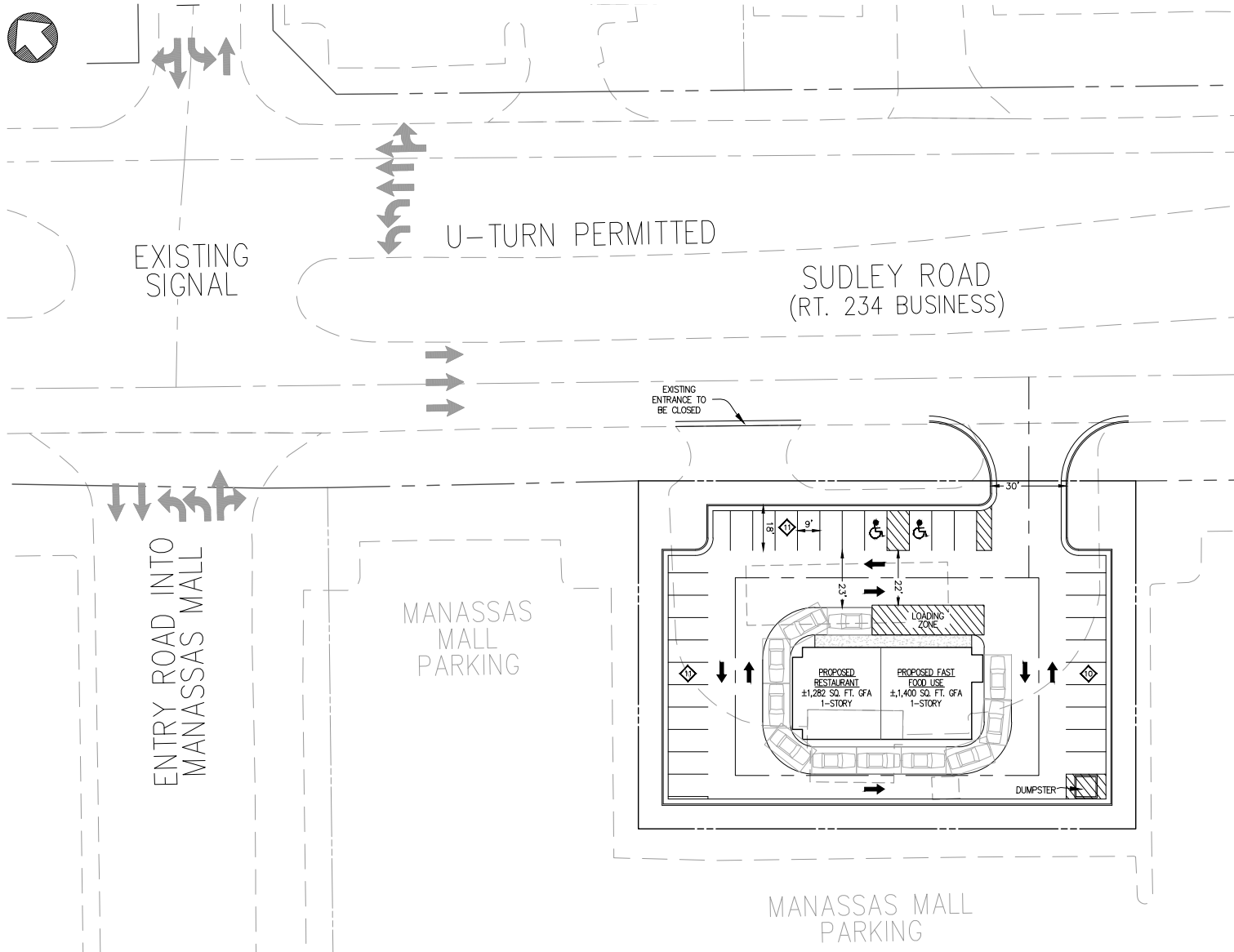
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SITE INFORMATION & TABULATIONS

PROJECT GPIN: 7696-66-9889
SITE ADDRESS: 8250 SUDLEY ROAD
MANASSAS, VA 20109
OWNER: TSPP LLC
SITE AREA: 0.6428 ACRES

NOTE: ABOVE INFORMATION PER PWC ASSESSOR.

CURRENT ZONING: B-1, GENERAL BUSINESS
PROPOSED USES/GFA: ±1,400 SF FAST FOOD RESTAURANT
WITH DRIVE-THROUGH
±1,282 SF SIT-DOWN RESTAURANT

NOTE: SPECIAL USE PERMITTED REQUIRED FOR FAST FOOD
RESTAURANTS WITH DRIVE THROUGHS.

DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: NO REQUIREMENT
MINIMUM LOT WIDTH: NO REQUIREMENT
MINIMUM LOT DEPTH: NO REQUIREMENT
MINIMUM OPEN SPACE: 15 PERCENT
MAXIMUM F.A.R.: 0.40
PROPOSED F.A.R.: $2,682 \text{ SF} / 28,000.37 = 0.095$
MAXIMUM BUILDING HT: 45 FEET
SETBACKS:

FROM RIGHT-OF-WAY: 20 FEET
ABUTTING RESIDENTIAL: 25 FEET

PARKING REQUIREMENTS:
FAST FOOD RESTAURANT: 1 SP. PER 75 SQ. FT. (NET)
REQUIRED: $1,050 \text{ SQ. FT. (NET)} / 75 = 14 \text{ SPACES}$
RESTAURANT: 1 SP. PER 100 SQ. FT. (NET)
REQUIRED: $961.5 \text{ SQ. FT. (NET)} / 100 = 10 \text{ SPACES}$

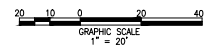
TOTAL PARKING REQUIRED: 24 SPACES
TOTAL PARKING PROVIDED: 32 SPACES

NOTES

1. THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISION WITH ADDITIONAL STUDY.
2. PARCEL AND OTHER DATA OBTAINED FROM THE PRINCE WILLIAM COUNTY GIS DEPARTMENT. THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.
3. THIS PLAN ASSUMES ALL NECESSARY PERMITS AND LAND USE ENTITLEMENTS ARE OBTAINED.



CONCEPTUAL PLAN
8250 SUDLEY ROAD REDEVELOPMENT
PRINCE WILLIAM COUNTY, VIRGINIA

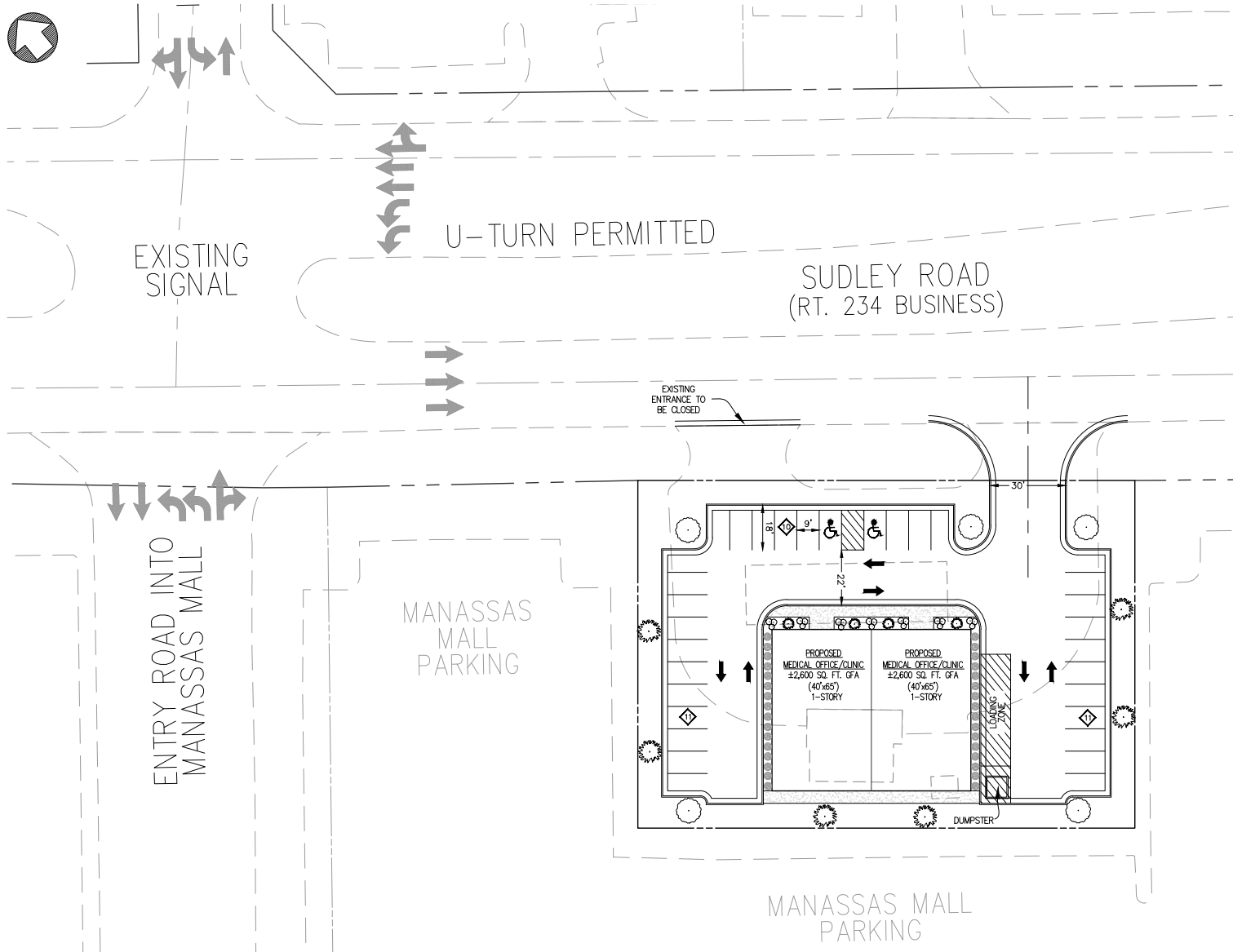


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CURRENT ZONING: B-1, GENERAL BUSINESS
PROPOSED USES/GFA: ±5,200 SF MEDICAL OFFICE/CLINIC
(2 UNITS AT ±2,600 SF EACH)

DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: NO REQUIREMENT
MINIMUM LOT WIDTH: NO REQUIREMENT
MINIMUM LOT DEPTH: NO REQUIREMENT
MINIMUM OPEN SPACE: 15 PERCENT
MAXIMUM F.A.R.: 0.40
PROPOSED F.A.R.: $5,200 \text{ SF} / 28,000.37 = 0.19$
MAXIMUM BUILDING HT: 45 FEET

SETBACKS:
FROM RIGHT-OF-WAY: 20 FEET
ABUTTING RESIDENTIAL: 25 FEET

PARKING REQUIREMENTS:
MEDICAL OFFICE/CLINIC: 1 SP. PER 150 SQ. FT. (NET)
REQUIRED: 3,900 SQ. FT. (NET) / 150 = 26 SPACES

TOTAL PARKING REQUIRED: 26 SPACES
TOTAL PARKING PROVIDED: 32 SPACES

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FOR MORE INFORMATION, PLEASE CONTACT:

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