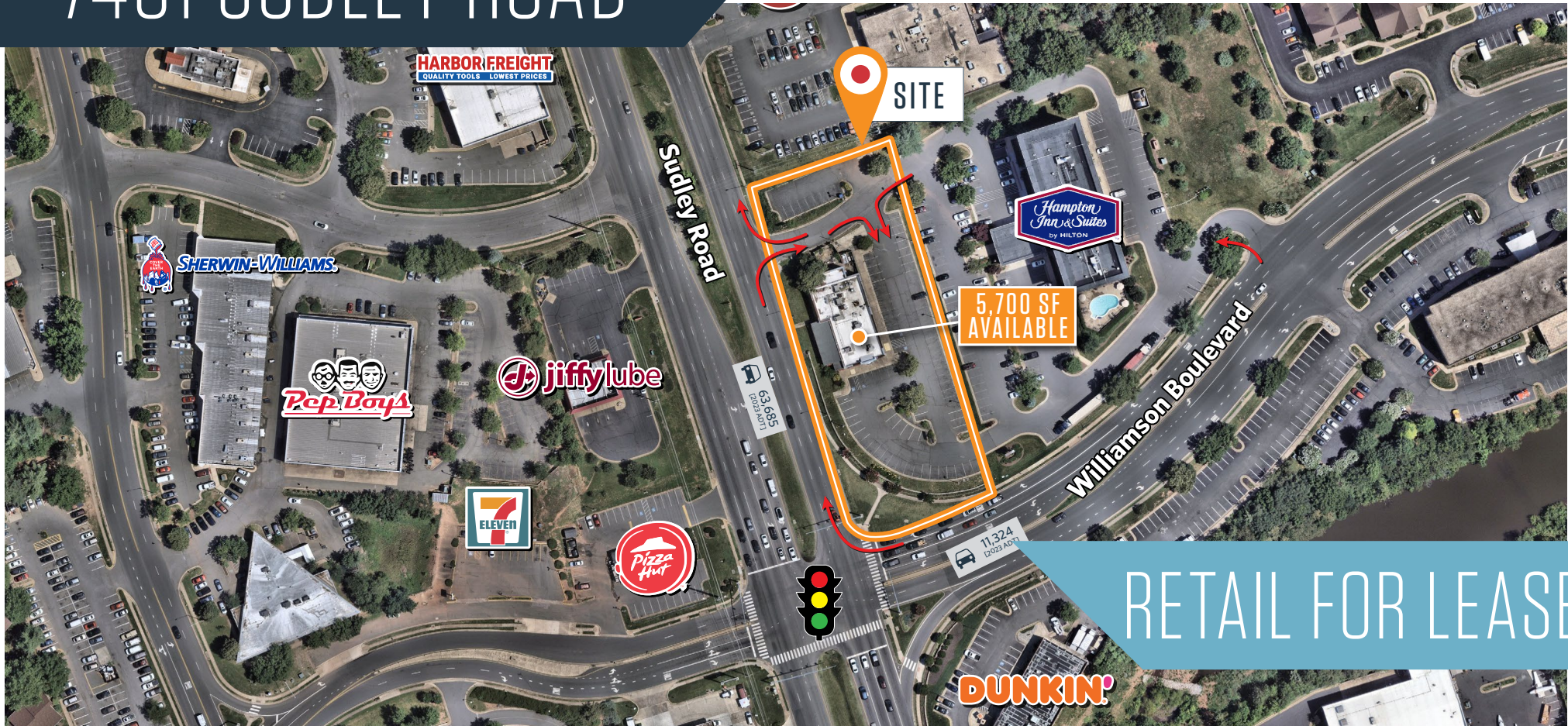


7401 Sudley Rd, Manassas, VA 20109
Prince William County



JOIN AREA RETAILERS:



- 5,700 sf building situated on a 1.47 acre pad available for lease
- Located at the heavily trafficked hard corner of Sudley Road and Williamson Blvd
- High visibility corner location with a free standing pylon sign available
- Zoned B-1

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

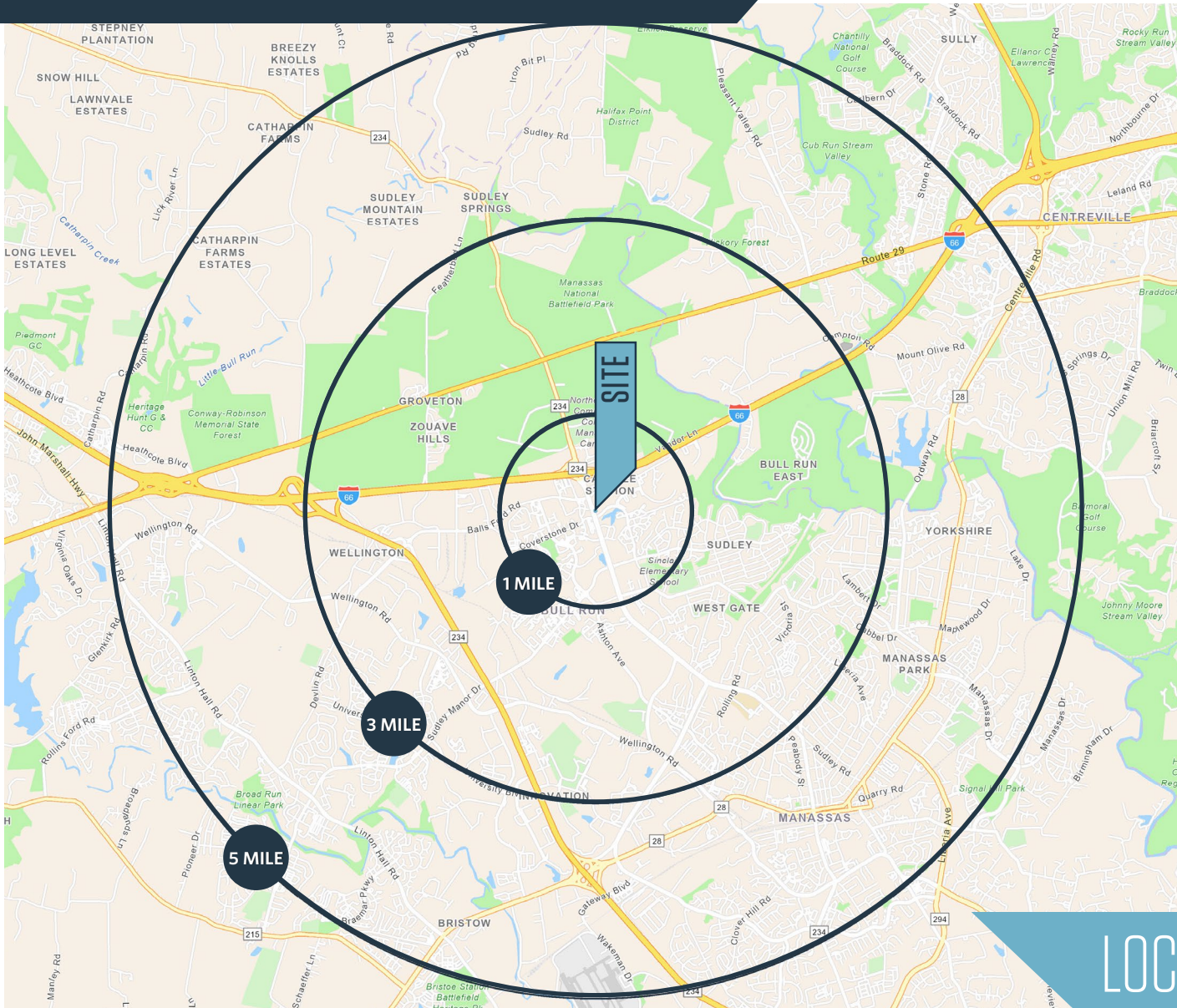
Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County



AVAILABLE SPACE

1.47 Acre Pad Available for lease
5,700 SF Building

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
16,244	55,501	191,868
Daytime Population		
12,419	36,175	90,503
Households		
5,198	20,759	60,025
Average HH Income		
\$101,161	\$121,778	\$149,193

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Sudley Rd	63,685 ADT
Williamson Blvd	11,324 ADT

LOCATION & DEMOGRAPHICS

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

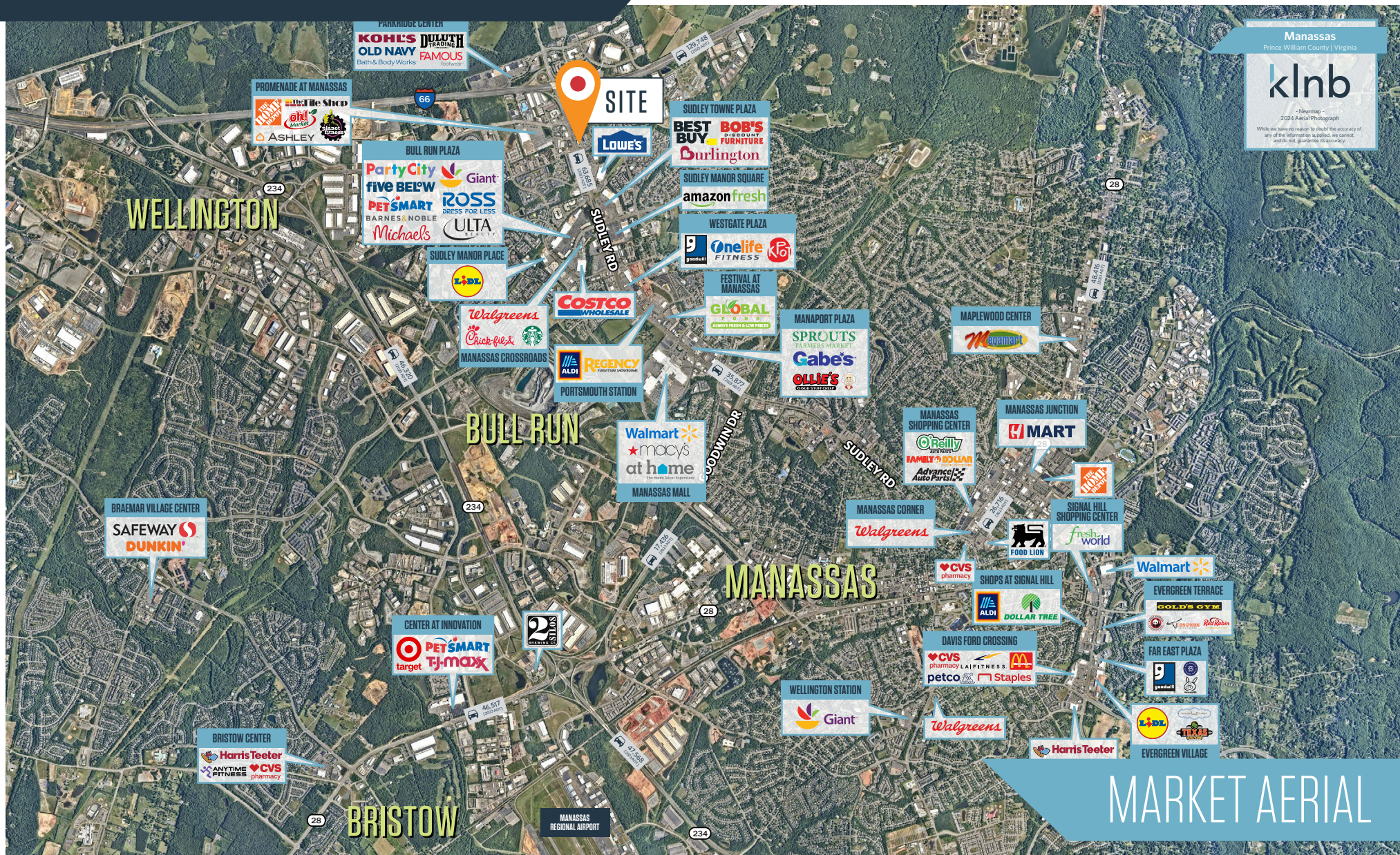
Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County



Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County



Manassas
Prince William County | Virginia

klnb

© Google Earth Pro -
2019 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.

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

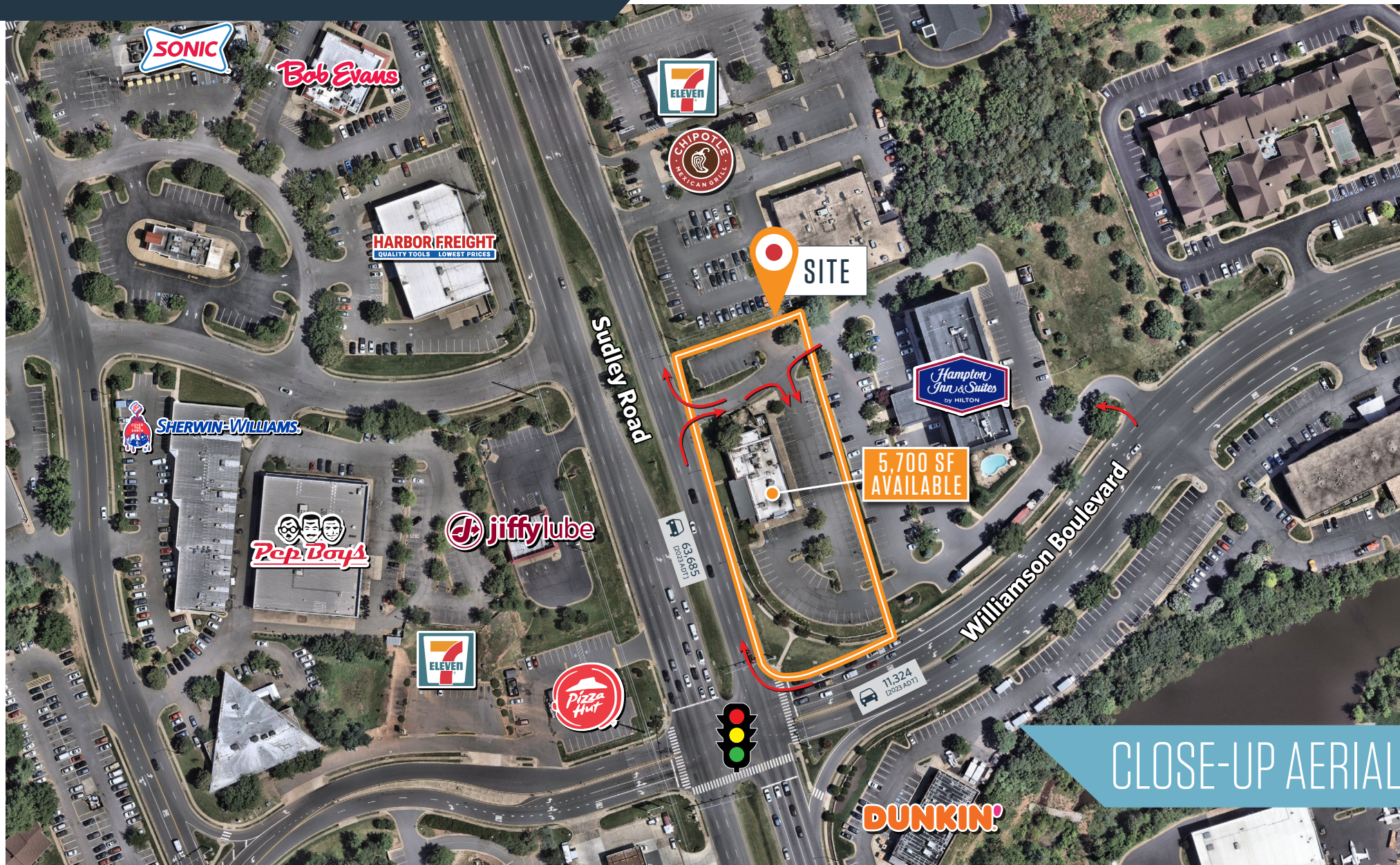
Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County



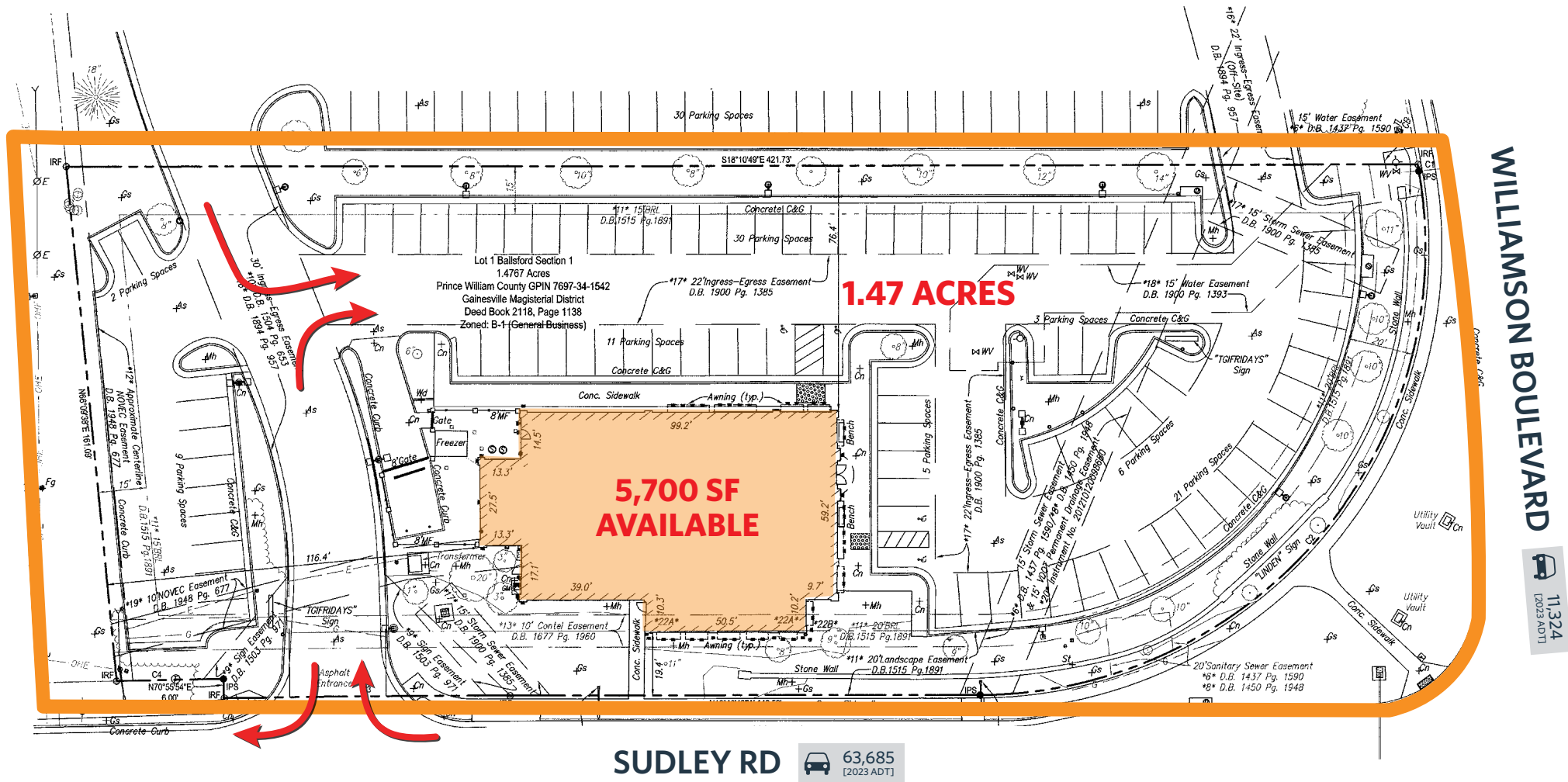
Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

7401 Sudley Rd, Manassas, VA 20109
Prince William County



Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Jake Levin
jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Dimitri Georgelakos

dimitri@klnb.com

703-268-2710

Jake Levin

jlevin@klnb.com

202-909-6102

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



facebook.com/KLNB



linkedin.com/company/klnb



instagram.com/klnbcre

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.

klnb