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RETAIL AVAILABLE

- 3,700 SF second generation fitness studio available.
- 2,500 SF second generation restaurant 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

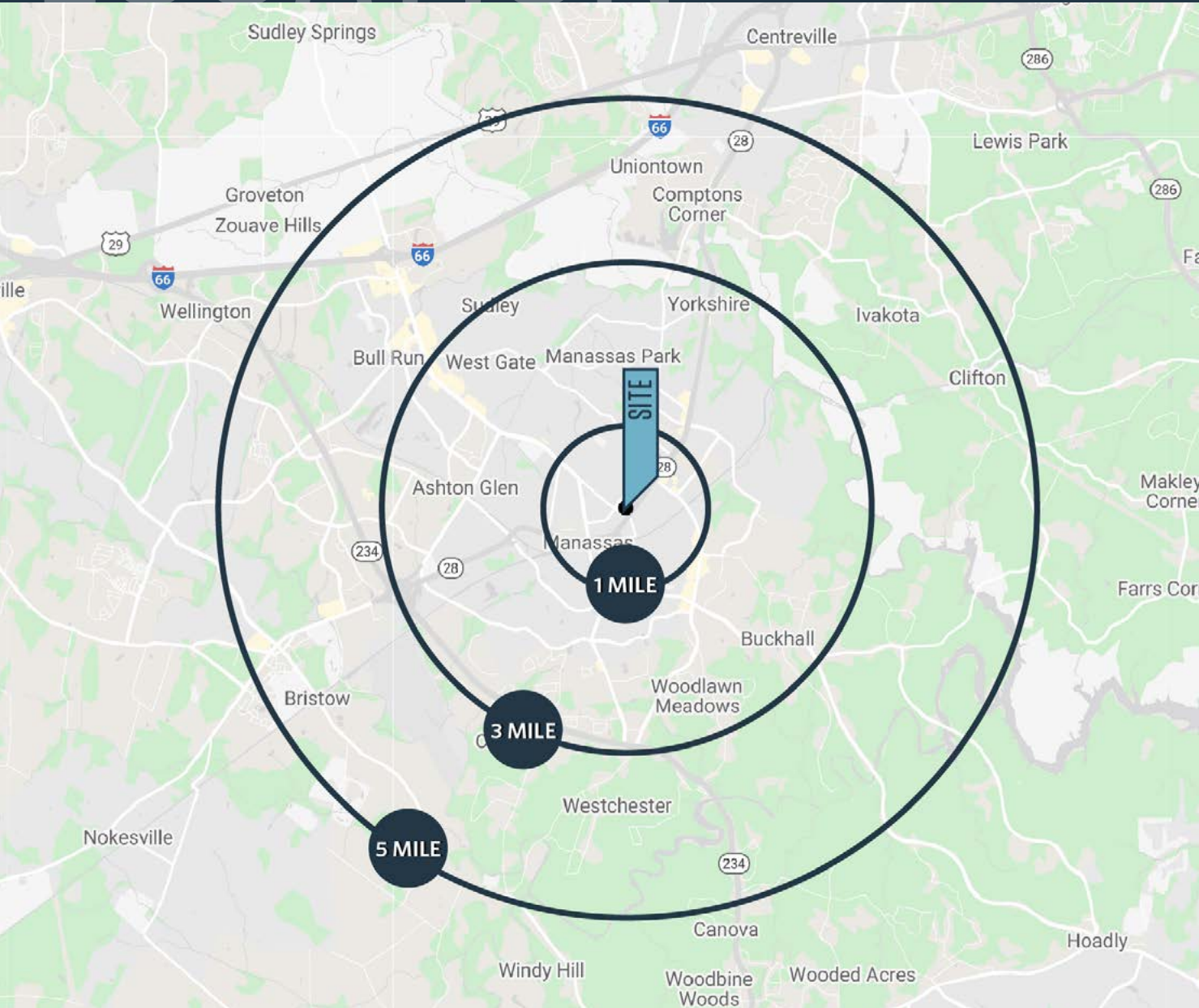
SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,700 SF (37'x100')	"MARKET"	"AS-IS" (2ND GENERATION FITNESS STUDIO)	WITHIN 90 DAYS OF EXECUTED LEASE
2,500 SF	"MARKET"	"AS-IS" (2ND GENERATION RESTAURANT)	WITHIN 30 DAYS OF EXECUTED LEASE

*EST. NNN: \$10.31 PSF

LOCATION

MANASSAS CORNER

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



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
15,820	106,665	171,327
Daytime Population		
13,429	42,858	78,656
Households		
5,345	33,103	54,625
Average HH Income		
\$123,131	\$137,042	\$148,849
Median HH Income		
\$102,601	\$111,454	\$118,982

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Sudley Rd.	18,215 ADT
Centreville Rd.	25,776 ADT

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DALLON L. CHENEY

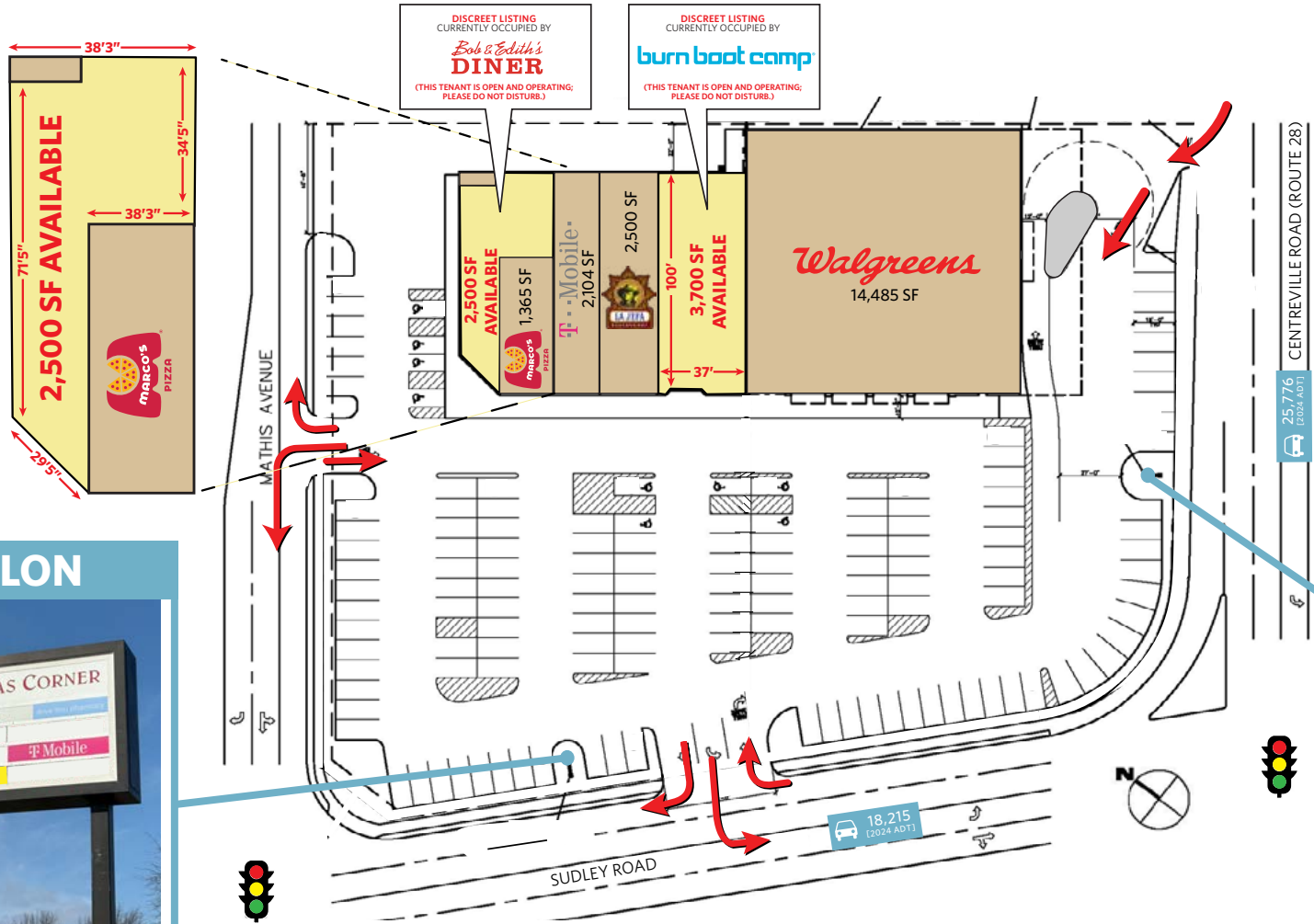
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SPACE PLAN

MANASSAS CORNER

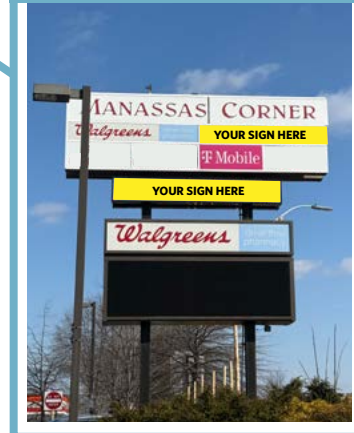
9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



PYLON



PYLON



CLOSE-UP

MANASSAS CORNER

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



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AERIAL

MANASSAS CORNER

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



Manassas
Prince William County | Virginia

klnb

- Mapping -
2024 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.

SCALE

0 1/2 Mile 1 Mile

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PYLONS

MANASSAS CORNER

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SUDLEY ROAD PYLON



ROUTE 28 PYLON



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FOR MORE INFORMATION, PLEASE CONTACT:

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