

7421 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109
Prince William County



JOIN: **DUNKIN'**
NEARBY RETAILERS:



- Multi-tenant building accessible and visible along Sudley Rd (51,511 cars per day) at signalized intersection with ample surface parking!
- Currently built-out as commissary kitchen space, Landlord is converting into small shop space as small as 1,593 SF and up to 5,151 SF combined.
 - "Warm, lit shell" condition for Q1 2027 Occupancy! Renderings of storefronts on page 5
- Gateway into the Linden Business Center (~110,000 SF industrial/flex park), Linden Lake Plaza and existing hotels via Williamson Blvd.

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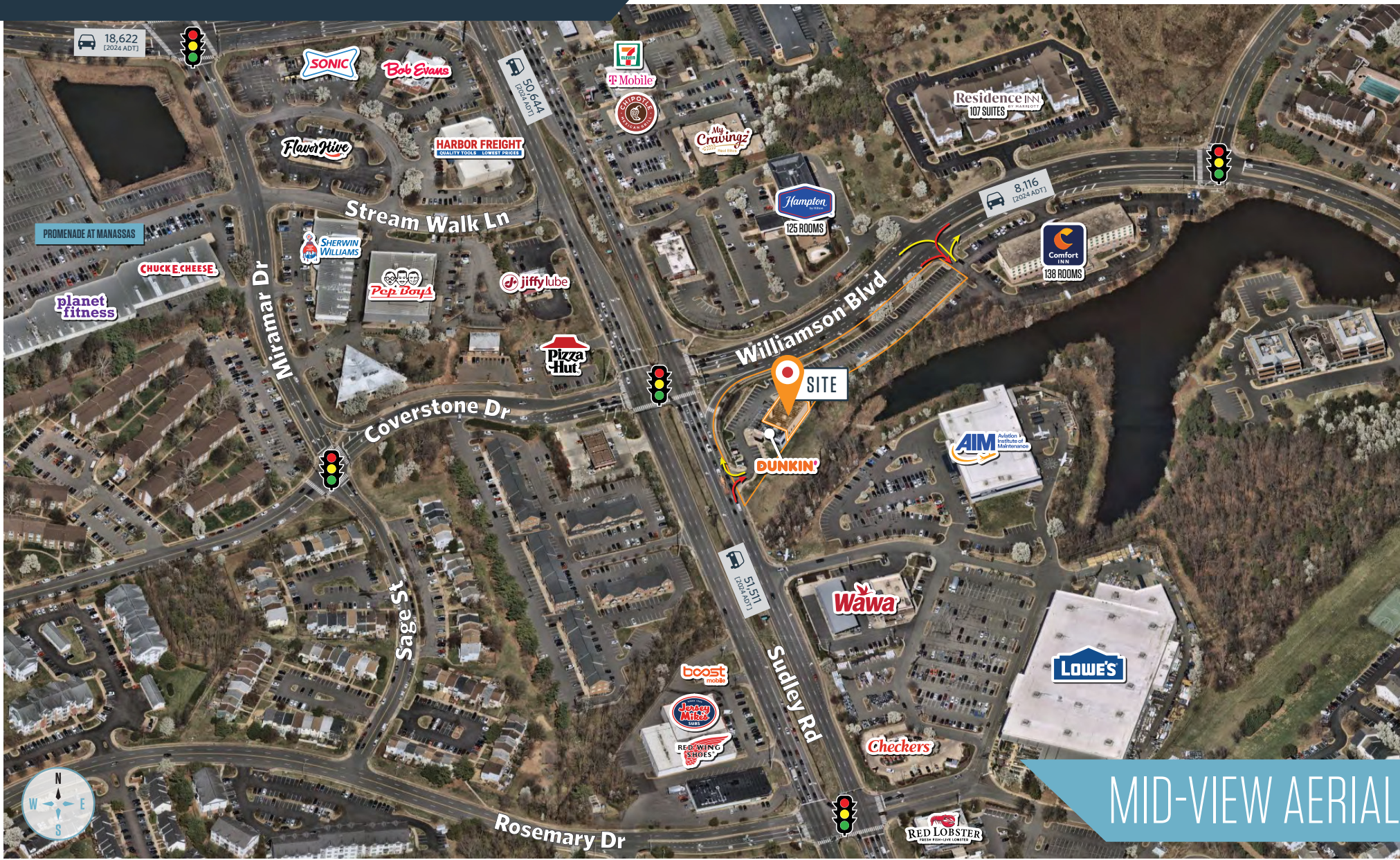
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INTERSECTION AERIAL

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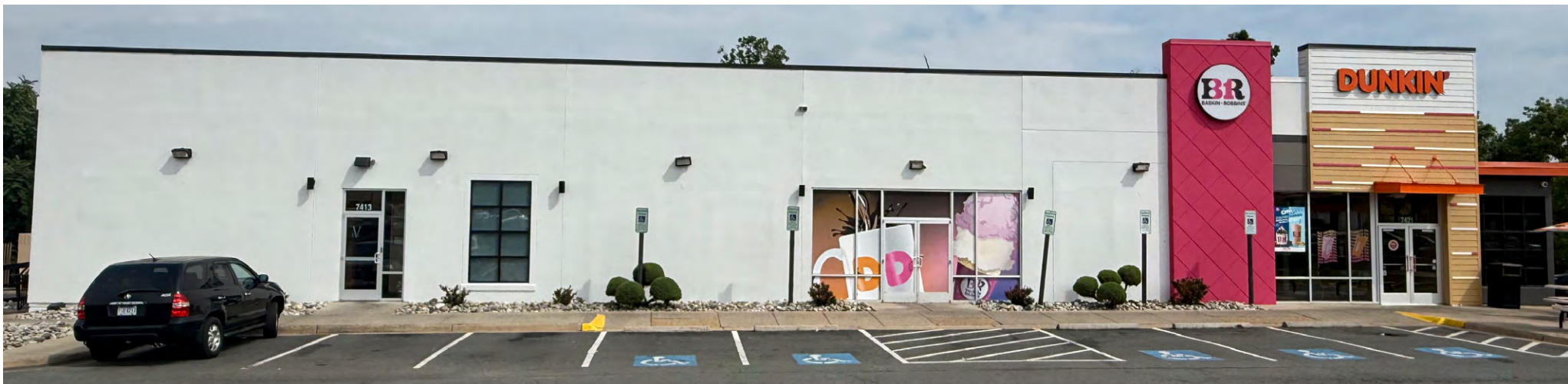
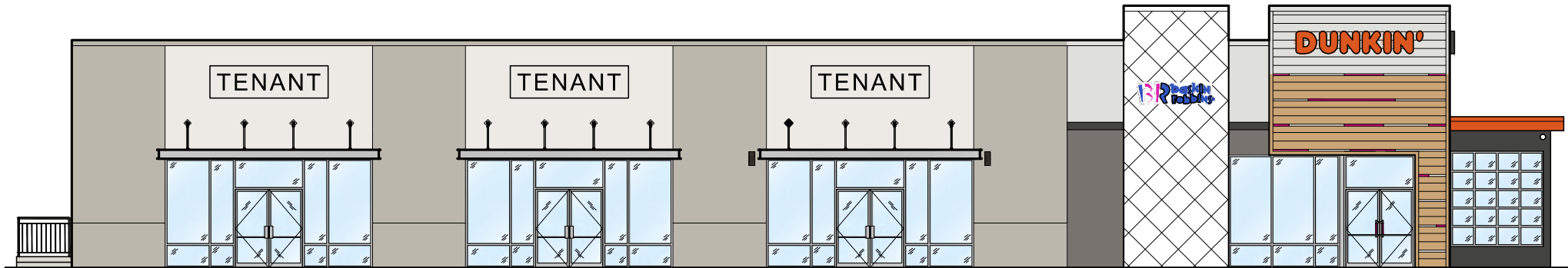
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ELEVATIONS

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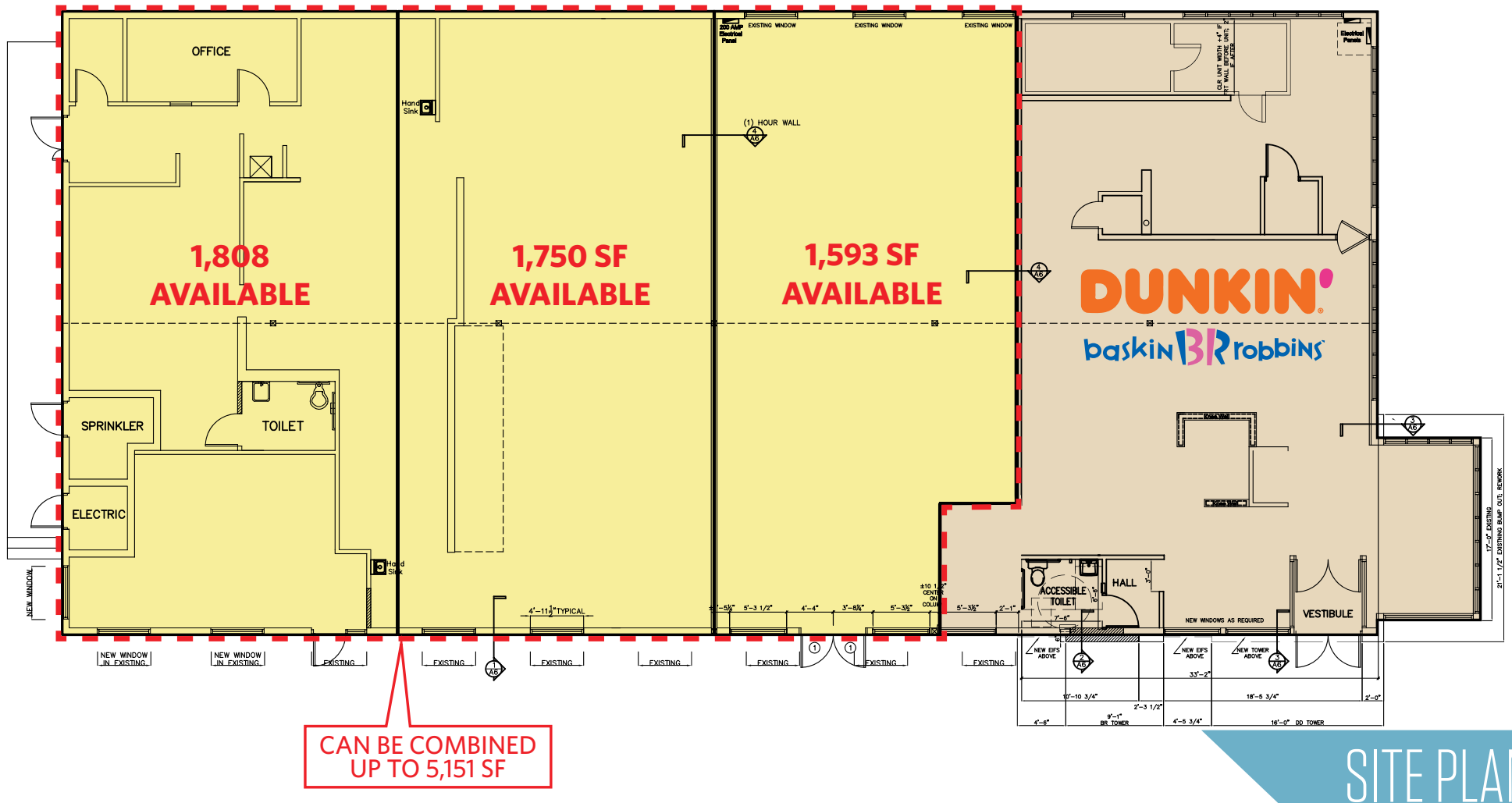
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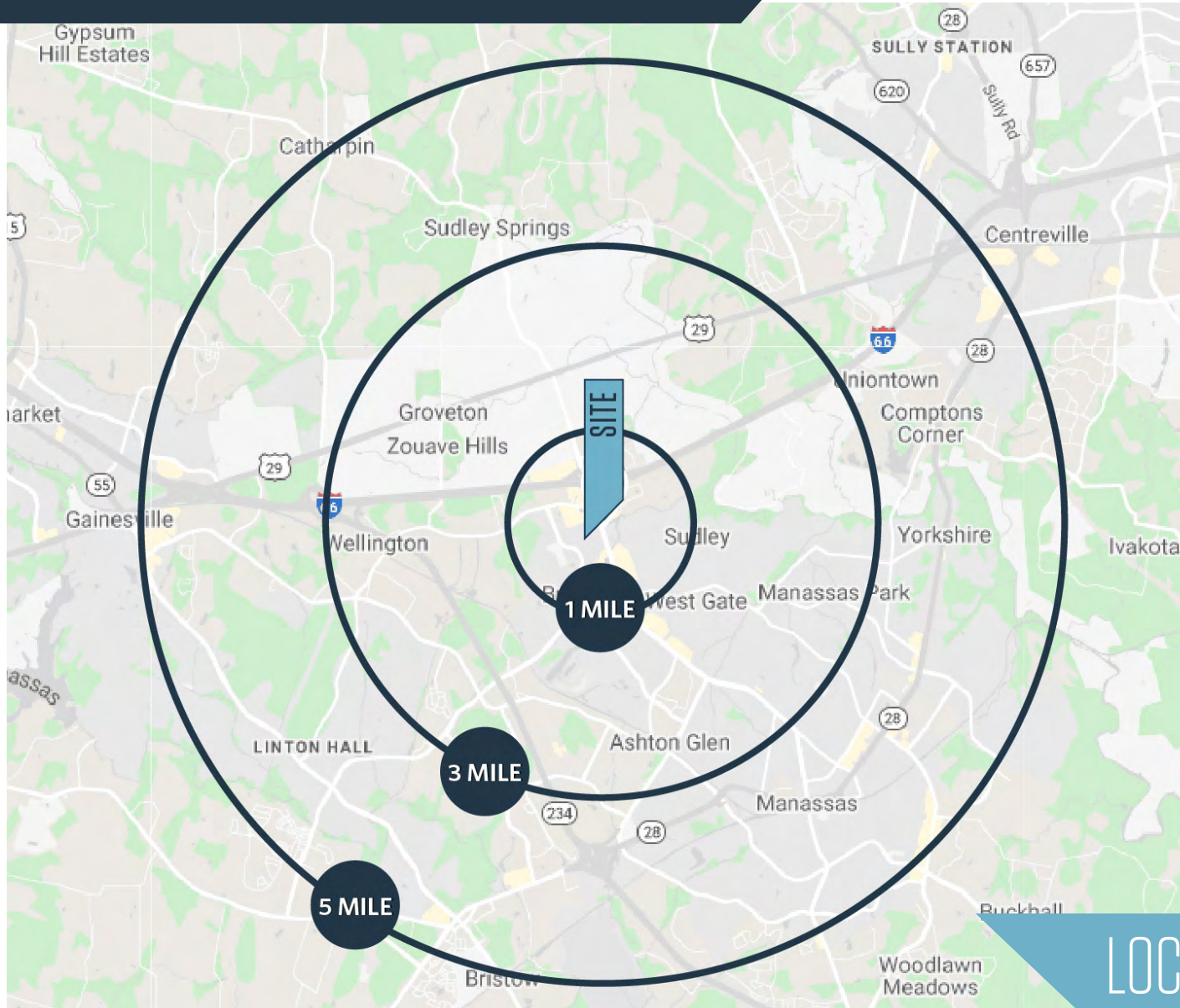
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AVAILABLE SPACE

1,690 - 5,070 SF (Can be combined)

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
16,748	66,132	195,364
Daytime Population		
9,725	34,877	89,038
Households		
5,338	20,956	63,335
Average HH Income		
\$106,463	\$122,128	\$153,901

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Sudley Rd	51,511ADT
Williamson Blvd	8,116 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

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