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Walgreens



burn boot camp

T Mobile

RETAIL 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

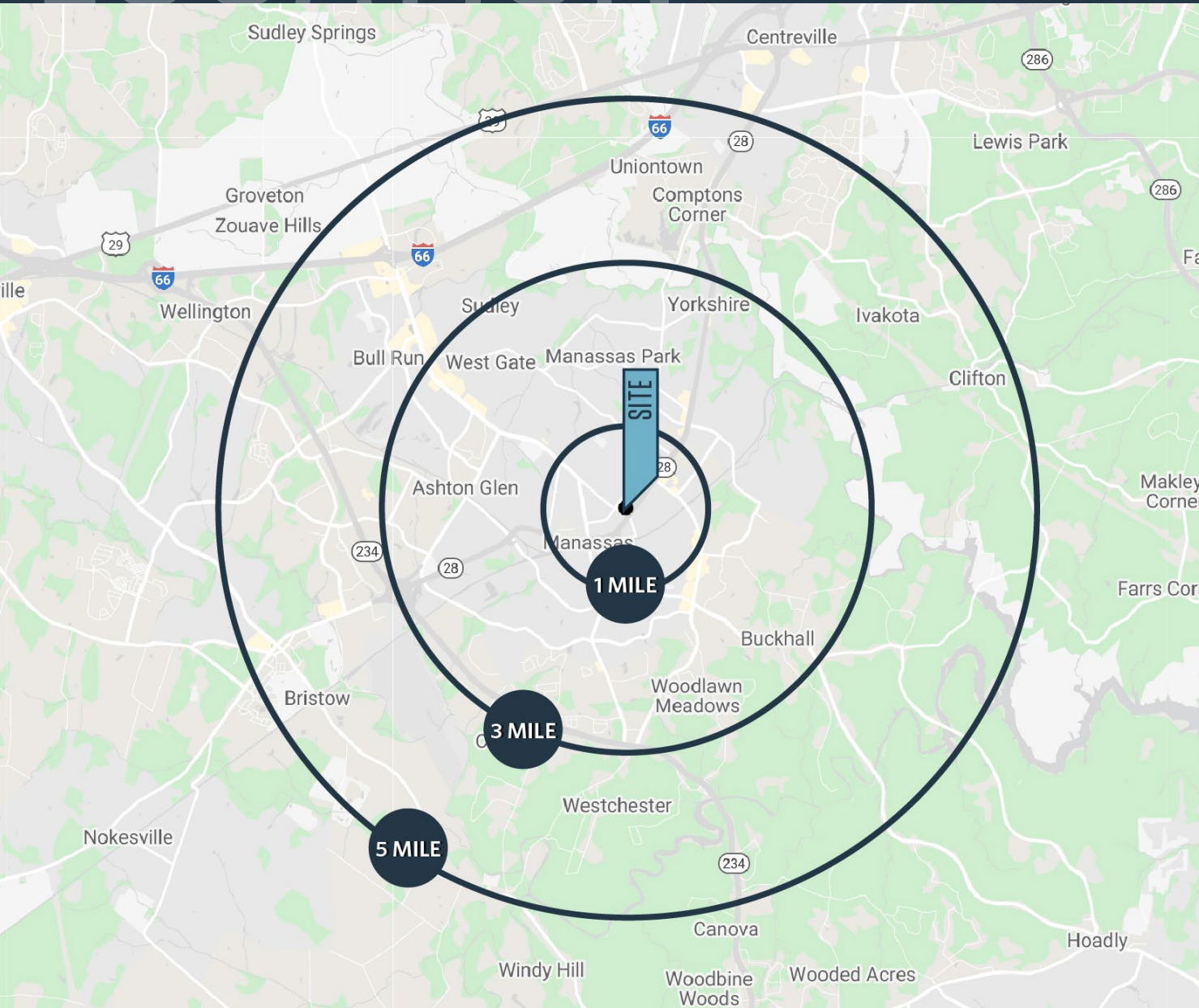
SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,500 SF	"MARKET"	"AS-IS" (2ND GENERATION RESTAURANT)	WITHIN 30 DAYS OF EXECUTED LEASE
*EST. NNN: \$10.31 PSF			

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DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population 16,053	108,287	173,079
Daytime Population 19,946	90,538	155,082
Households 5,523	33,825	55,478
Average HH Income \$126,416	\$138,800	\$151,882
Median HH Income \$102,242	\$112,612	\$120,569

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

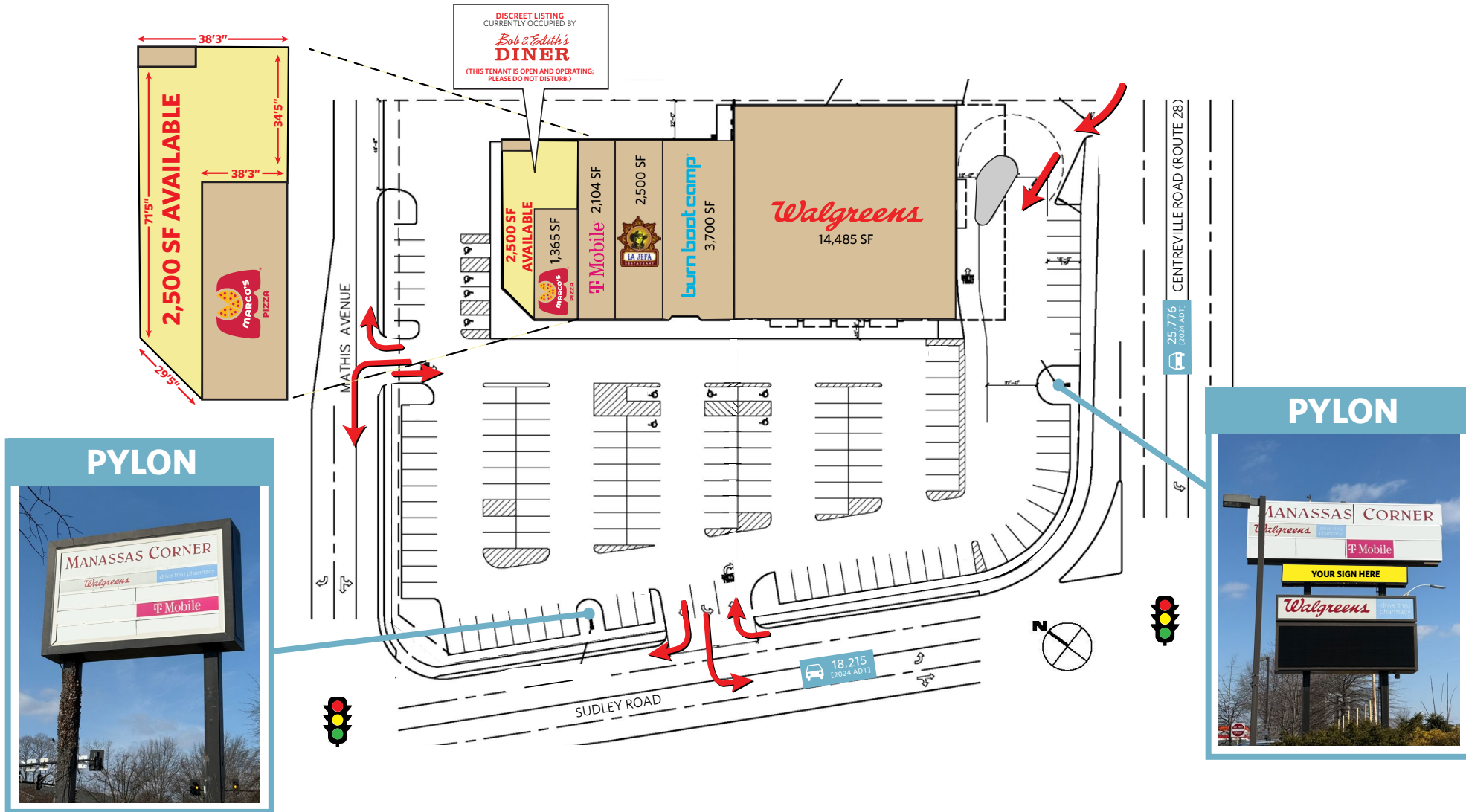
TRAFFIC COUNTS | 2024:

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

SPACE PLAN

MANASSAS CORNER

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



CLOSE-UP

MANASSAS CORNER

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



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AERIAL

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PYLONS

MANASSAS CORNER

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SUDLEY ROAD PYLON



ROUTE 28 PYLON



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