

8412 SUDLEY ROAD

MANASSAS, VA 20109

Retail Space For Lease



PROJECT SIZE:

0.69 Acres

AVAILABILITY:

4,916 SF

- Second generation restaurant space.
- The existing restaurant is currently open and operating. Quiet Listing.
- All uses will be considered.
- Close Proximity to Novant Hospital which could make the opportunity great for a Medical user.

ABOUT THE PROPERTY:

Freestanding building among major shopping centers on high traffic Sudley Road with direct access to I-66 as well as Old Town Manassas.

JOIN THESE NEARBY TENANT:

NOVANT
HEALTH

COSTCO
WHOLESALE

Walmart

SPROUTS
FARMERS MARKET

Click For Street View 

Leonard Pick

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Andrew Poncher

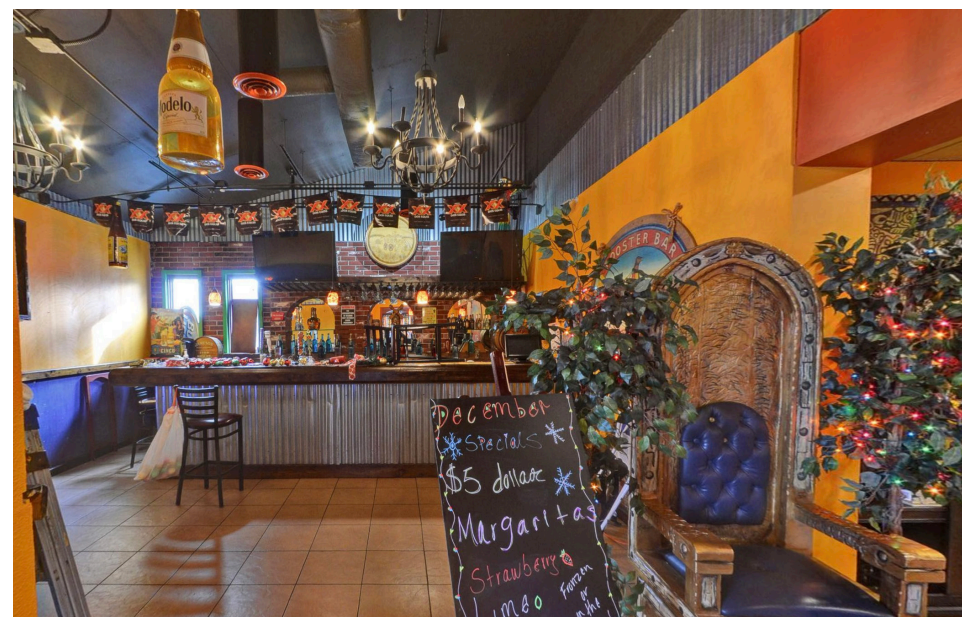
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CONSULTING
COMMERCIAL REAL ESTATE

Site Photos



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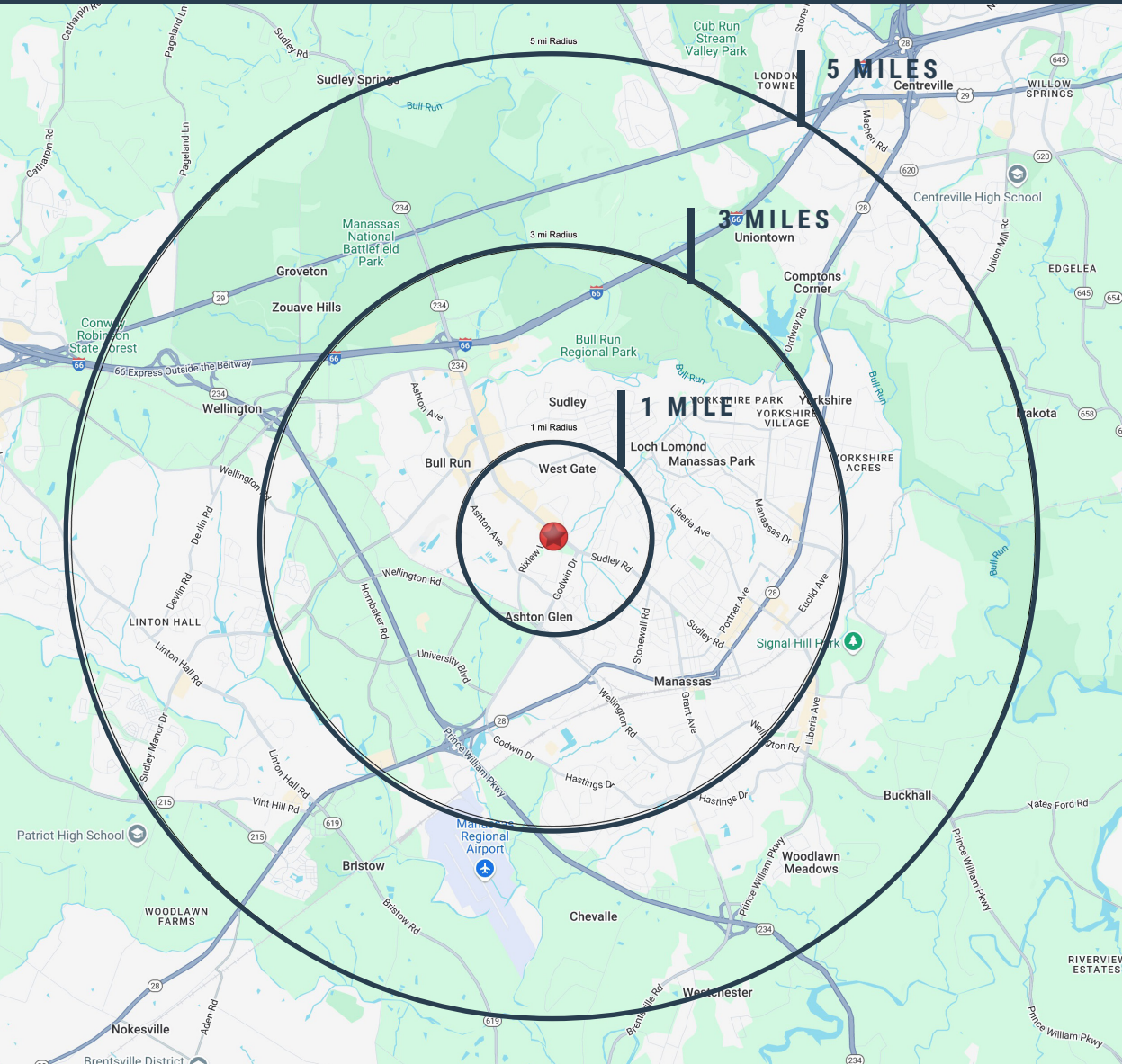
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Location Map



	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	16,772	\$77,255	7,556
3 mile	106,239	\$93,513	52,701
5 mile	178,916	\$113,147	73,000

[CLICK FOR DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS

SUDLEY RD	38,601 ADT
GODWIN DR	17,014 ADT
RIXLEW LN	12,309 ADT

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Trade Area Retail Map



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