



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE CONDO FOR SALE

8609 SUDLEY RD. | SUITE 202 | MANASSAS, VA 20110



PROPERTY FEATURES

This second-floor office condo is ideally positioned along the busy Sudley Road corridor in Manassas, VA. The 1,315 SF suite offers excellent visibility, abundant parking, and a functional office layout featuring a reception area, private offices, workstations, and a conference/training room. Large windows provide ample natural light throughout the space. An excellent opportunity for an owner-user seeking to establish or expand their business while building equity through real estate ownership.

Available: 1,315 SF
Sale Price: \$289,300
Condo Fee: \$653.12 monthly *(Includes water, electric, gas, insurance, common area cleaning, trash, & landscaping)*
Taxes (2026): \$2,895.52 annual
Zoning: LRO

AREA HIGHLIGHTS

Conveniently located along the highly traveled Sudley Road corridor, the property is surrounded by national retailers, restaurants, shopping centers, medical providers, and a wide range of professional services.

Located less than one mile from Prince William Medical Center, the property offers convenient proximity to one of the area's major healthcare hubs, supporting strong synergy for medical and professional office users.

Dense residential communities throughout the surrounding area provide a strong population base and steady customer, client, and patient traffic. The property is also just minutes from the Prince William County Courthouse and Historic Downtown Manassas, with convenient access to Sudley Road, Route 234, Route 28, and I-66.

FOR MORE INFORMATION

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This information has been obtained through sources deemed reliable, but accuracy cannot be guaranteed.



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INTERIOR PHOTOS



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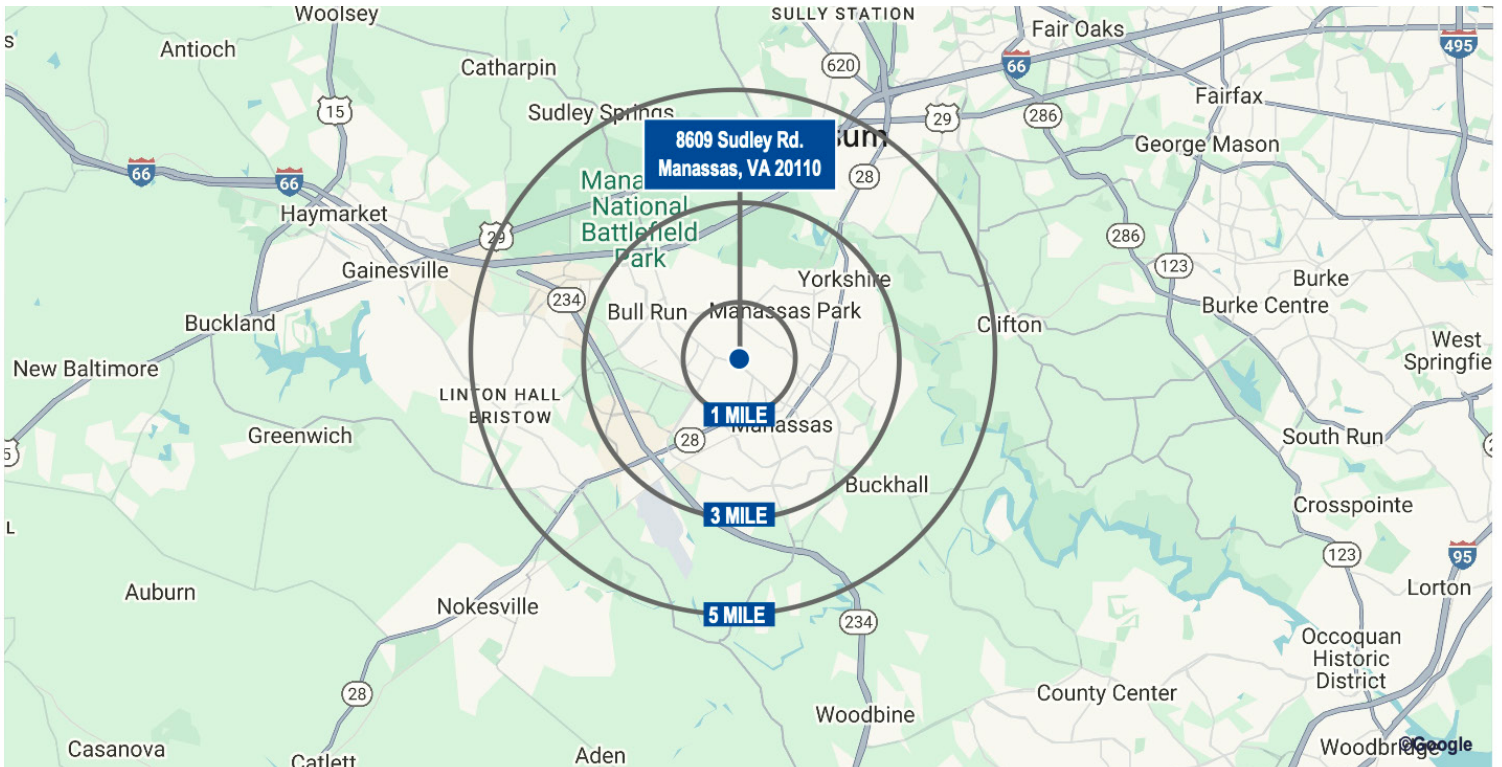


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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,404	114,397	182,135
Households	6,164	36,607	57,381
Avg. HH Income	\$123,821	\$112,783	\$134,442
Median Home Value	\$94,474	\$91,092	\$109,880
Businesses	1,330	6,123	7,805
Employees	8,925	54,275	70,285

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