

Sudley Manor Retail Center

10215 Carnoch Way
Bristow, VA 20106

Retail Space for Lease
Up to 10,080 SF Available
\$37.50 PSF + \$8.00 PSF NNN
(Approx)

Deliuery Date by Approx. Early Q1 2025



*Rendering is for informational purposes only and is subject to change.



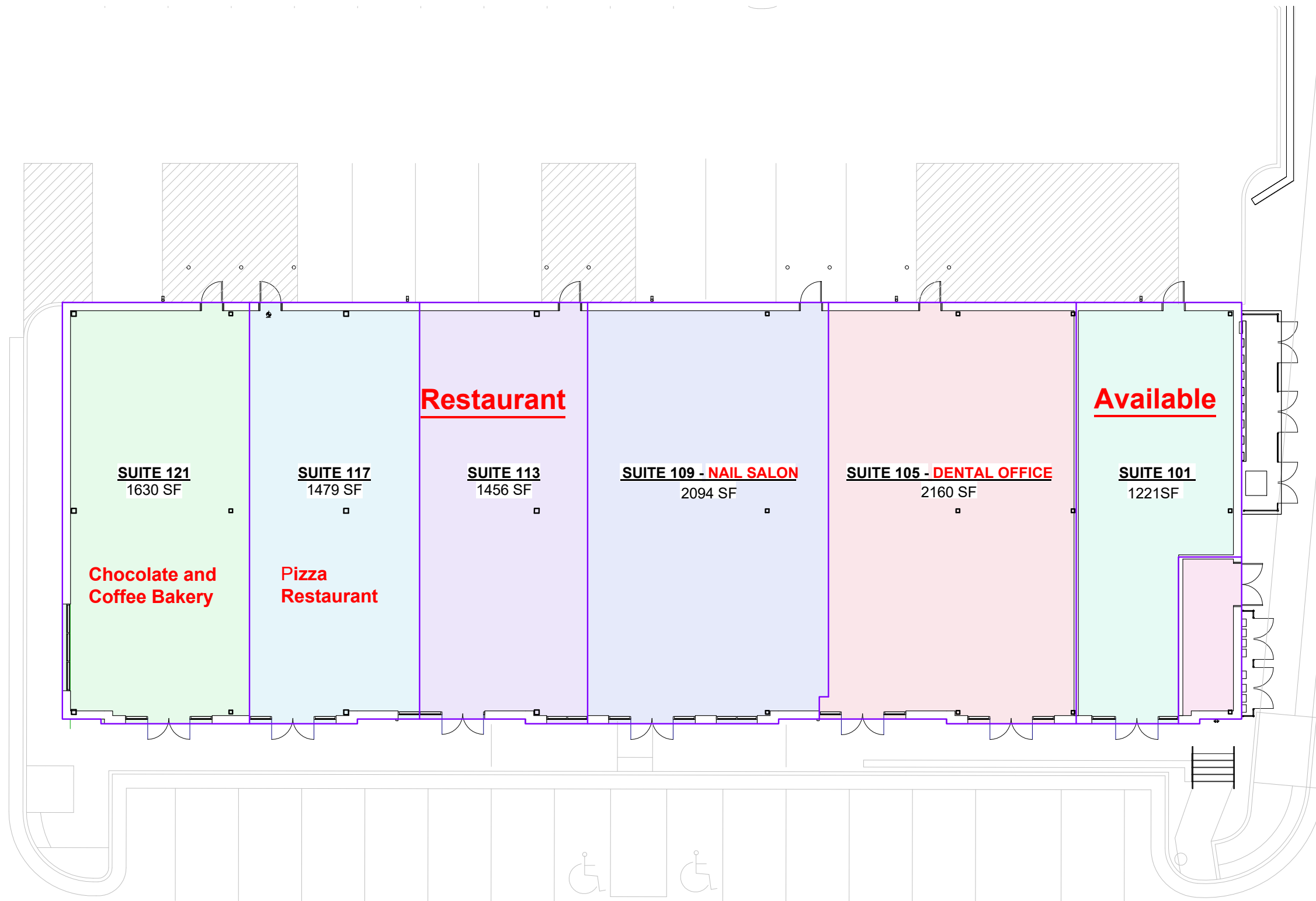
For more information:

Patty I. Brown, CCIM

President/Principal Broker

(703) 402-2433 (m)

pibrown@marathonrgi.com



Rentable Area Legend

- SUITE 100 - SPRINKLER
- SUITE 101 - **AVAILABLE**
- SUITE 105 - DENTAL OFFICE
- SUITE 109 - NAIL SALON SUITE
- 113 - **RESTAURANT**
- SUITE 117 - PIZZA RESTAURANT
- SUITE 121 - CHOCOLATE & COFFEE

1 Leasing Plan

1/16" = 1'-0"

9389 FORESTWOOD LANE
 MANASSAS, VIRGINIA 20110
 PHONE 703-330-6170
 FAX 703-361-8671
 WWW.HELTZELAIA.COM

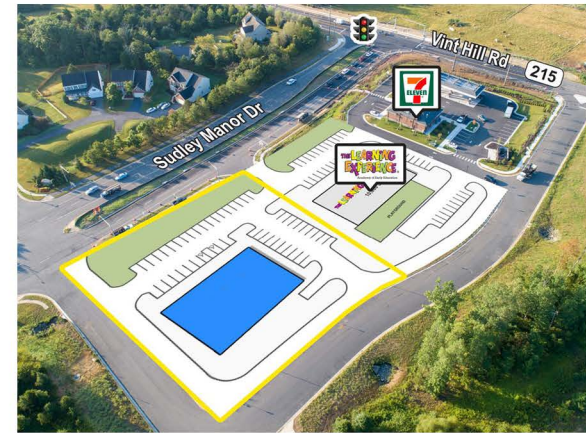
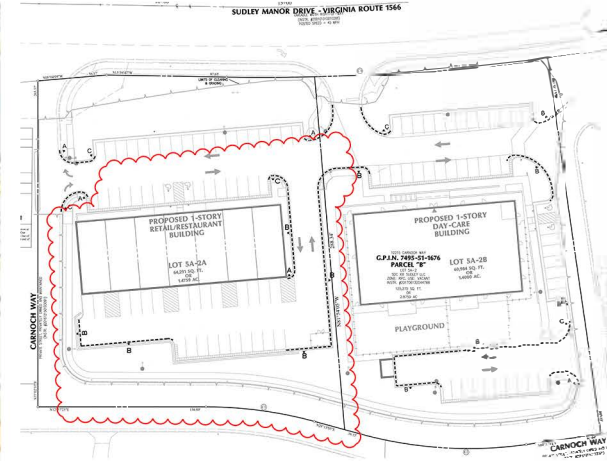
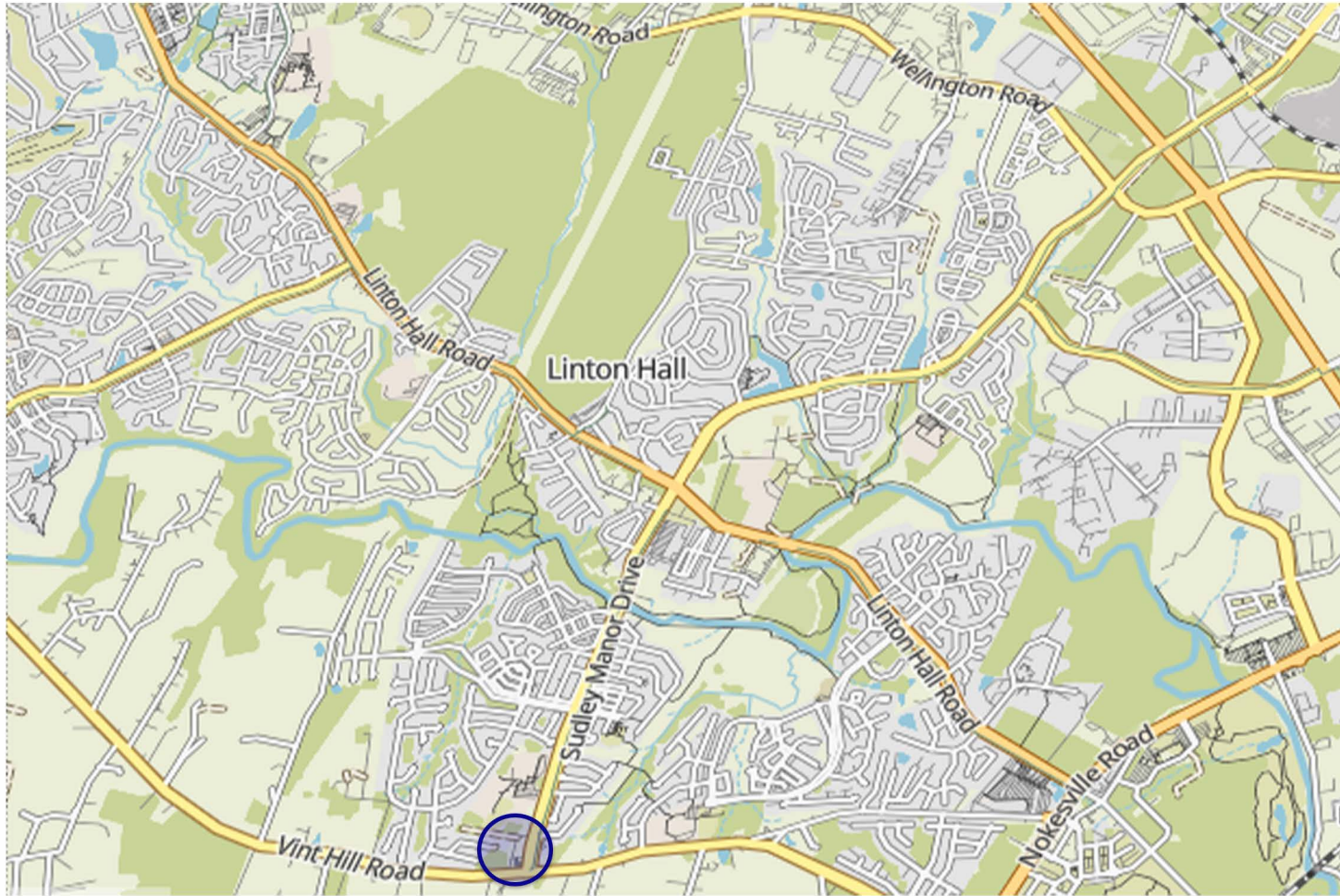


1/16" = 1'-0"

SUDLEY MANOR RETAIL CENTER

10215 CARNOCH WAY, BRISTOW, VA
 20136

LEASING PLAN
 01/18/24



Marathon Realty Group Inc.
44081 Pipeline Plaza, Suite 325
Ashburn, VA 20147

For More Information:

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Market Summary

1 mile radius

7,180
Population

35.2
Median Age

3.2
Average
Household Size

\$127,953
Median Household
Income

2 mile radius

21,291
Population

34.1
Median Age

3.4
Average
Household Size

\$137,211
Median Household
Income

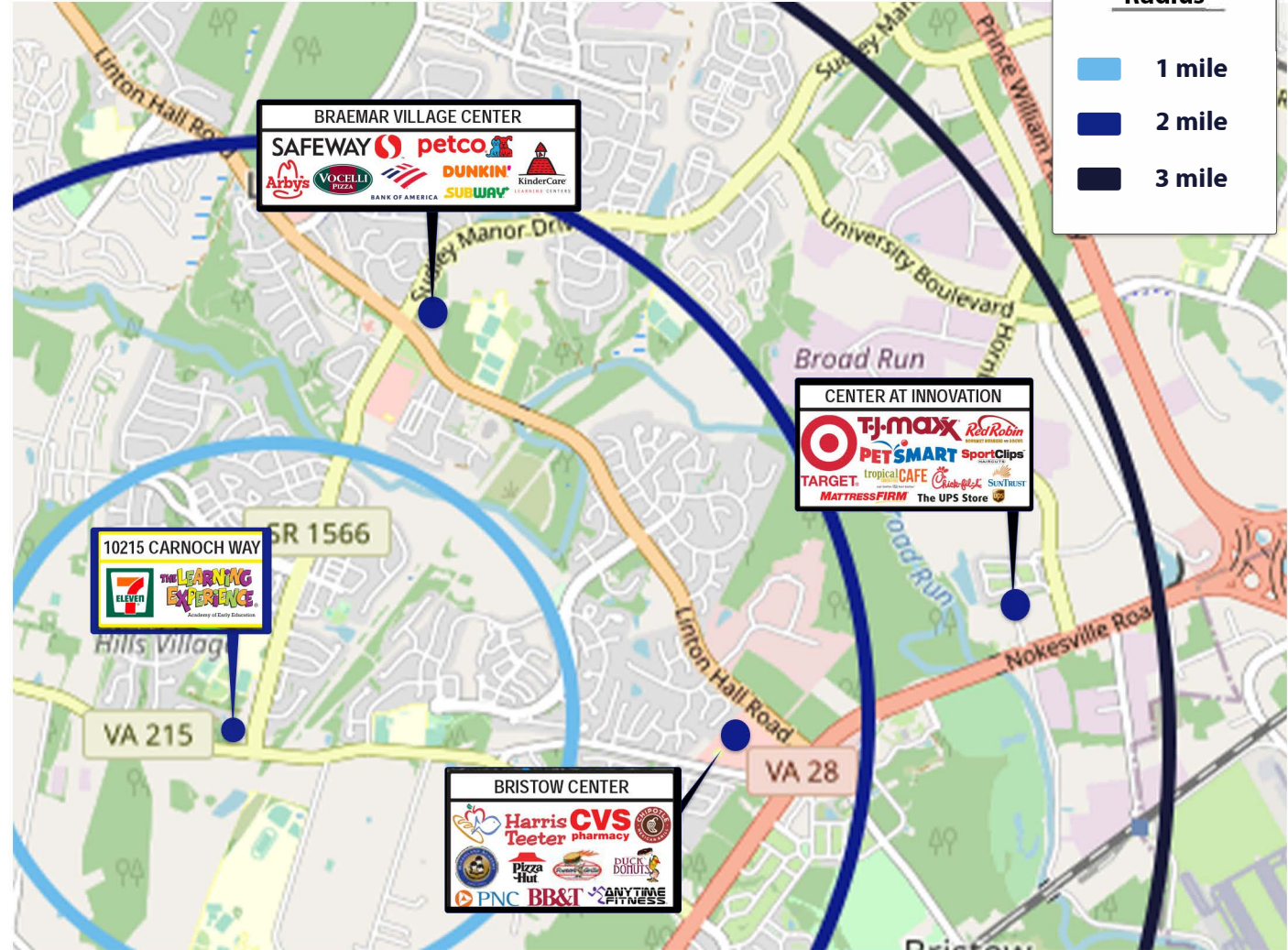
3 mile radius

44,889
Population

33.3
Median Age

3.5
Average
Household Size

\$138,470
Median Household
Income



Overview

Bristow is a small and growing community in Prince William County, just south of Gainesville and Manassas. The Bristow community offers its residents a bedroom community in Northern VA: affluent, yet still an affordable place to live.

The location of this new retail center is close to several residential communities and will have easy access from a busy thoroughfare, Sudley Road, for easy in and out access for customers.

With 7-Eleven and a daycare neighboring the center, they will bring a significant number of customers through their businesses increasing visibility.

The center offers small shop opportunities with shallow depth spaces which provide a larger storefront area and easier layouts. Local ownership and management offer tenants a supportive and responsive support system.

KEY FACTS

7,180

Population

35.2

Median Age

3.2

Average Household Size

\$127,953

Median Household Income

EDUCATION

5%

No High School Diploma



15%

High School Graduate



25%

Some College



55%

Bachelor's/Grad/Prof Degree

BUSINESS



53

Total Businesses



548

Total Employees

EMPLOYMENT



83%

White Collar



7%

Blue Collar



10%

Services

3.2%

Unemployment Rate

INCOME



\$127,953

Median Household Income



\$48,486

Per Capita Income



\$630,258

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (29.7%)

The smallest group: <\$15,000 (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	1.4%	-2.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	1.7%	-2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	1.7%	-3.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	4.4%	-2.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	6.9%	-5.9%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	13.9%	+0.2%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$100,000 - \$149,999	29.7%	+5.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	17.2%	+4.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	23%	+5.1%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from

Prince William County

KEY FACTS

21,291

Population

34.1

Median Age



Average Household Size

\$137,211

Median Household Income

EDUCATION

5%

No High School Diploma



15%

High School Graduate



23%

Some College



57%

Bachelor's/Grad/Prof Degree

BUSINESS



260

Total Businesses



2,495

Total Employees

EMPLOYMENT



81%

White Collar



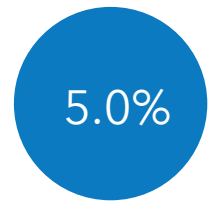
9%

Blue Collar



10%

Services



Unemployment Rate

INCOME



\$137,211

Median Household Income



\$49,082

Per Capita Income



\$656,900

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (28.8%)

The smallest group: <\$15,000 (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	1.4%	-2.1%	<div style="width: 1.4%;"></div>
\$15,000 - \$24,999	2%	-1.7%	<div style="width: 2%;"></div>
\$25,000 - \$34,999	2%	-2.8%	<div style="width: 2%;"></div>
\$35,000 - \$49,999	3.4%	-3.3%	<div style="width: 3.4%;"></div>
\$50,000 - \$74,999	7.3%	-5.5%	<div style="width: 7.3%;"></div>
\$75,000 - \$99,999	10.2%	-3.5%	<div style="width: 10.2%;"></div>
\$100,000 - \$149,999	28.8%	+4.9%	<div style="width: 28.8%;"></div>
\$150,000 - \$199,999	17.8%	+4.8%	<div style="width: 17.8%;"></div>
\$200,000+	27%	+9.1%	<div style="width: 27%;"></div>

Bars show deviation from

Prince William County

KEY FACTS

44,889

Population

33.3

Median Age



Average Household Size

\$138,470

Median Household Income

EDUCATION

5%

No High School Diploma



15%

High School Graduate



23%

Some College



57%

Bachelor's/Grad/Prof Degree

BUSINESS



756

Total Businesses



9,640

Total Employees

EMPLOYMENT



81%

White Collar



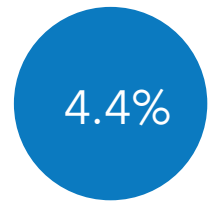
10%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$138,470

Median Household Income



\$48,207

Per Capita Income



\$596,773

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (28.3%)

The smallest group: <\$15,000 (1.3%)

Indicator ▲	Value	Diff	
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\$25,000 - \$34,999	2.2%	-2.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	2.9%	-3.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	7.5%	-5.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	10.8%	-2.9%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$100,000 - \$149,999	28.3%	+4.4%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	18.2%	+5.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	27.2%	+9.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from Prince William County