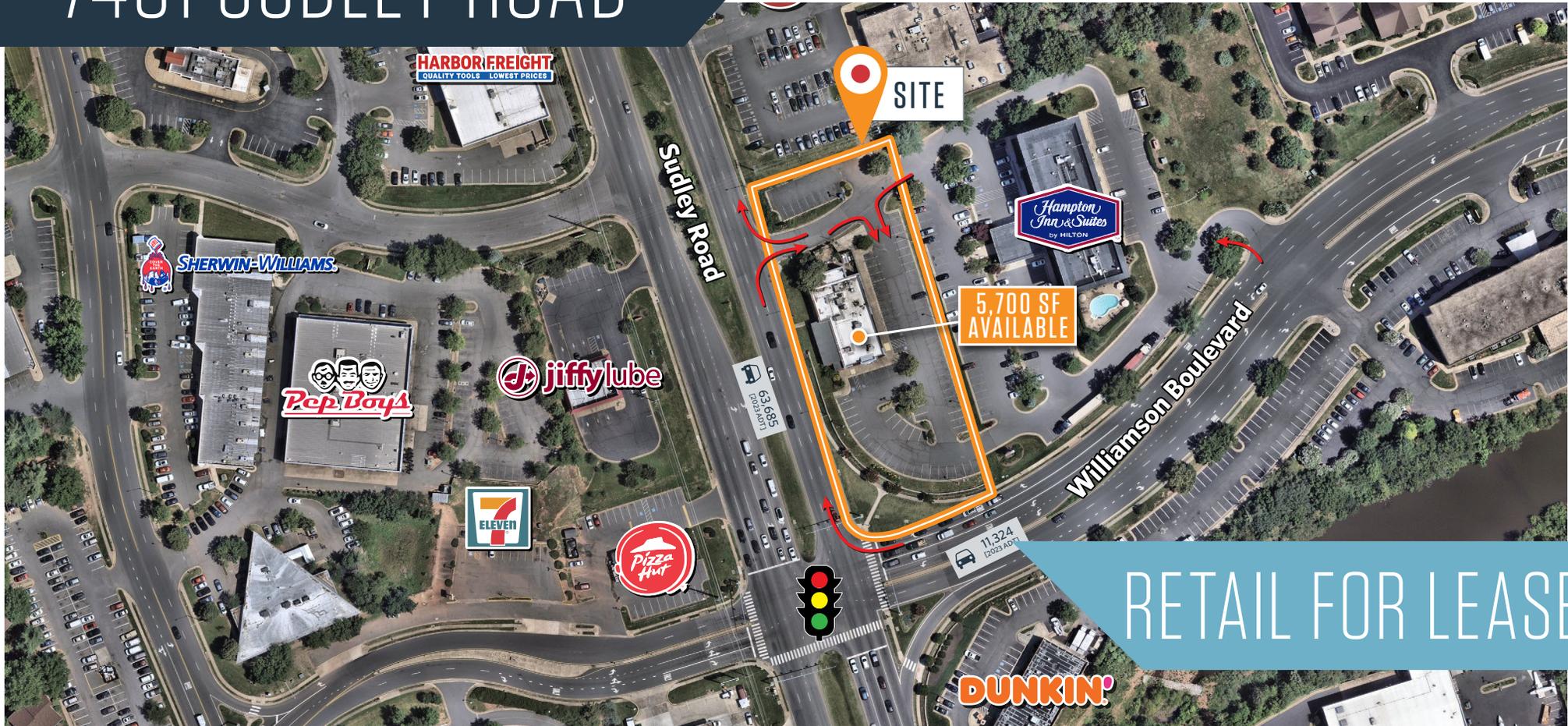


# 7401 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109  
Prince William County



## RETAIL FOR LEASE

### JOIN AREA RETAILERS:



- 5,700 sf building situated on a 1.47 acre pad available for lease
- Located at the heavily trafficked hard corner of Sudley Road and Williamson Blvd
- High visibility corner location with a free standing pylon sign available
- Zoned B-1

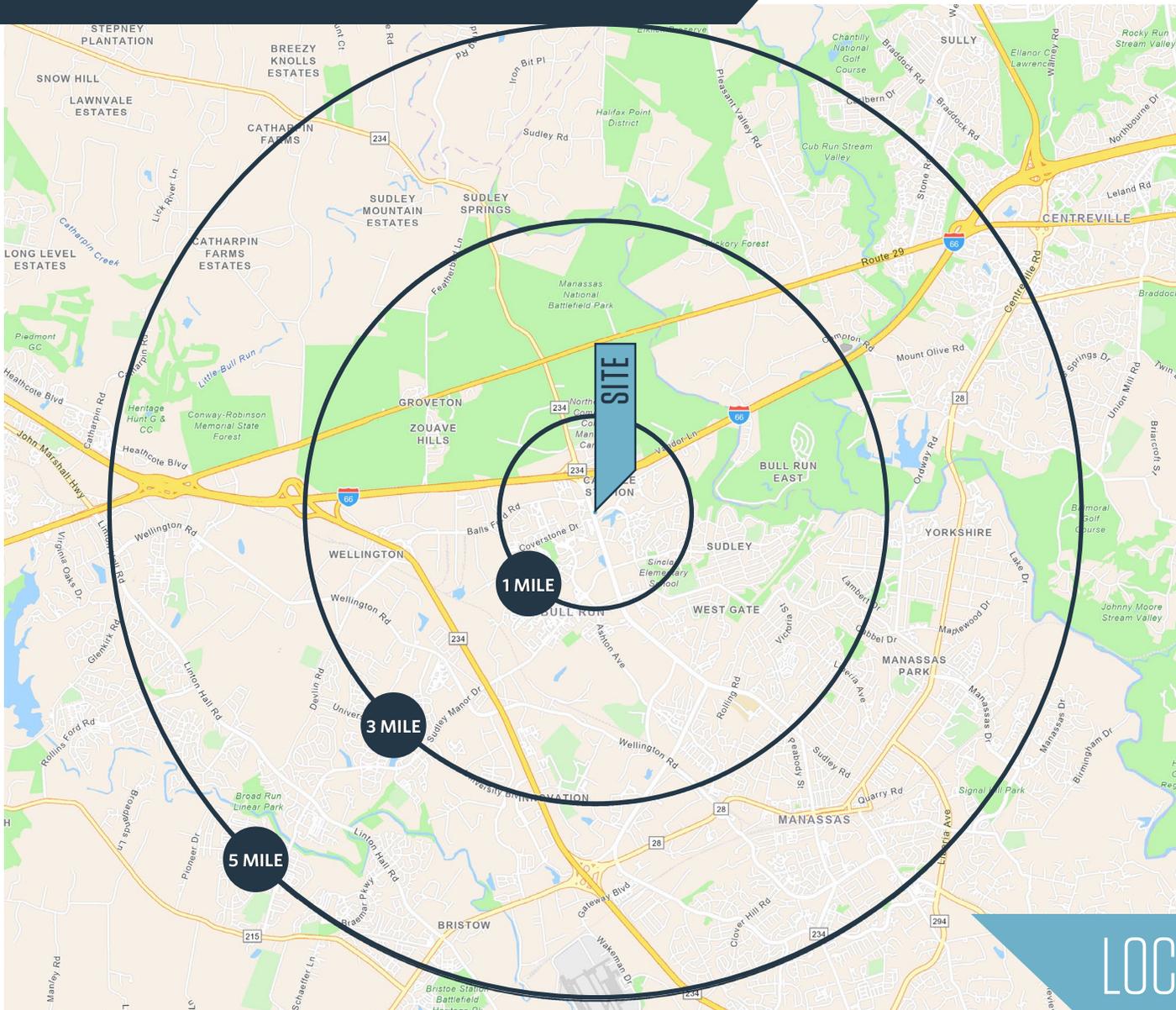
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## AVAILABLE SPACE

1.47 Acre Pad Available for lease  
5,700 SF Building

## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
16,244	55,501	191,868
Daytime Population		
12,419	36,175	90,503
Households		
5,198	20,759	60,025
Average HH Income		
\$101,161	\$121,778	\$149,193

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Sudley Rd	63,685 ADT
Williamson Blvd	11,324 ADT

## LOCATION & DEMOGRAPHICS

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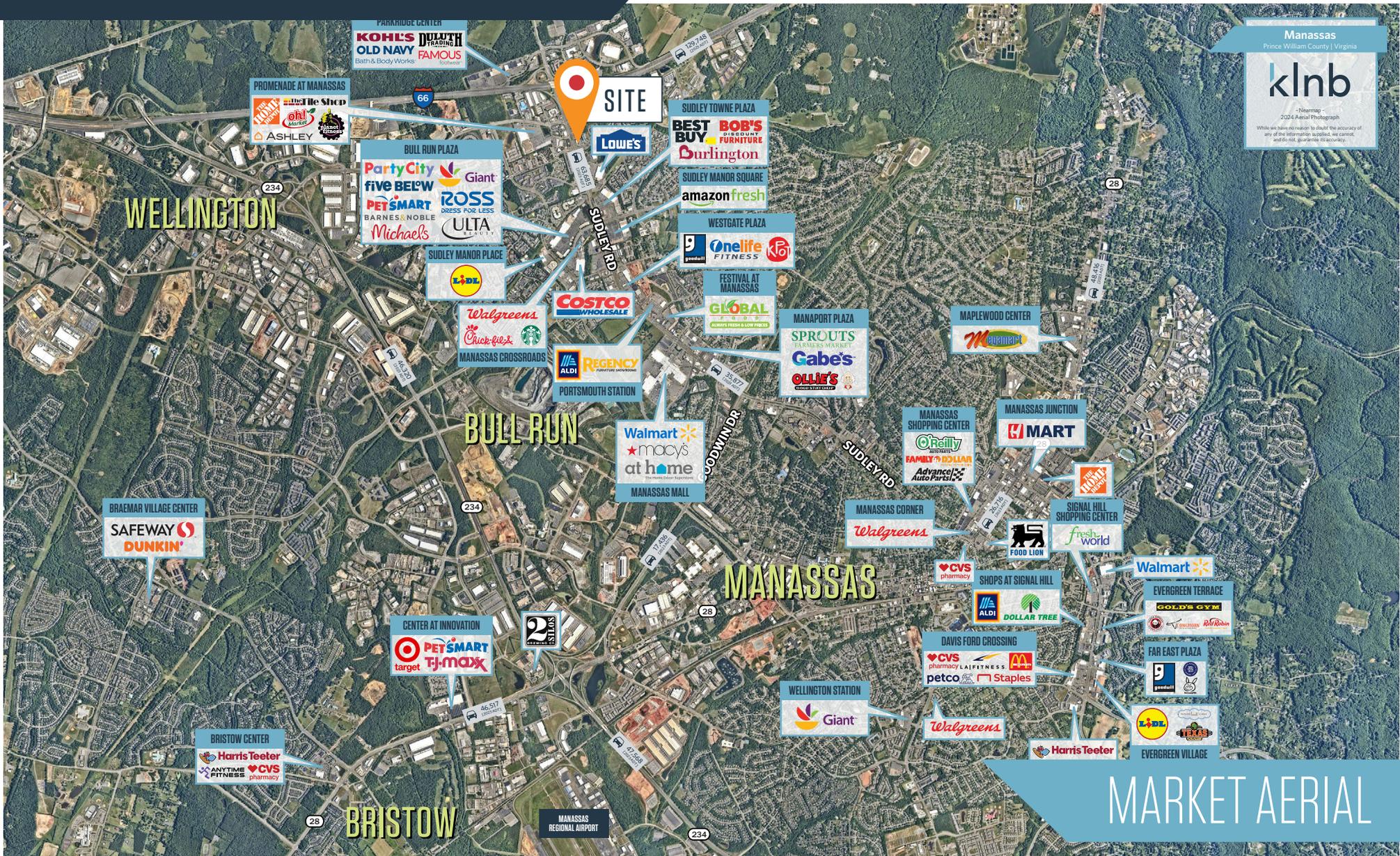
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Manassas  
Prince William County | Virginia

## klnb

-Nearmap-  
2024 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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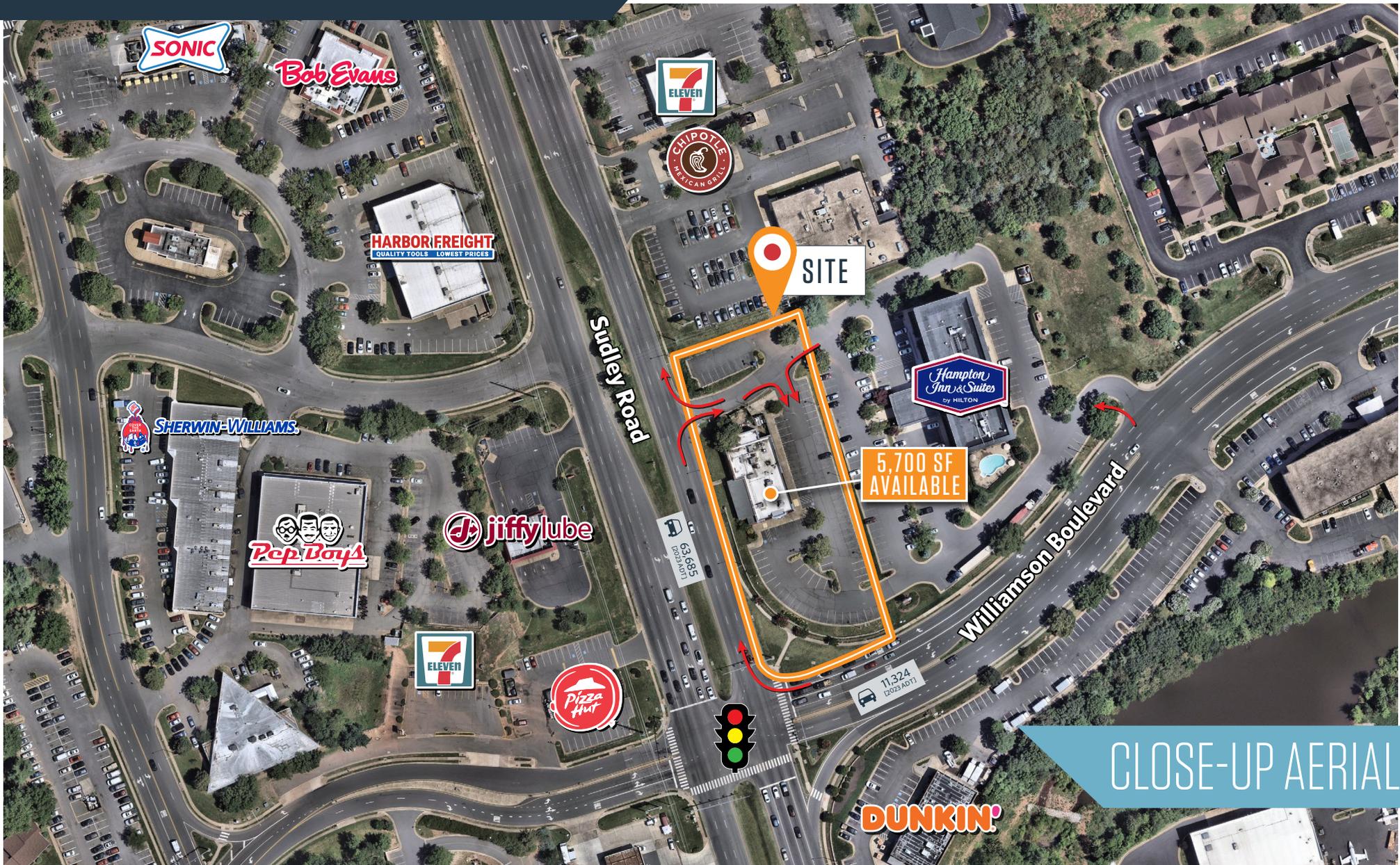
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CLOSE-UP AERIAL

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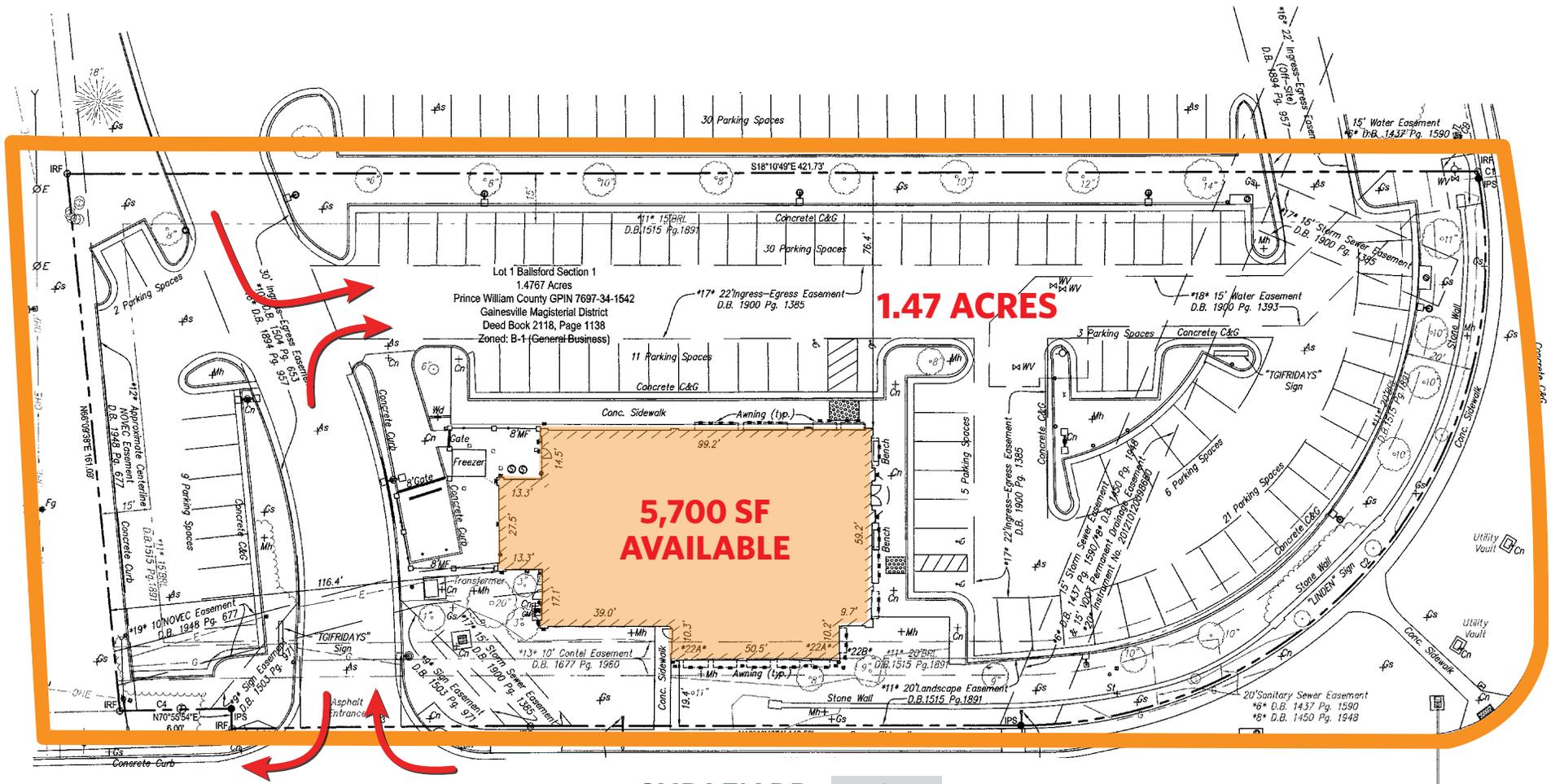
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WILLIAMSON BOULEVARD  
11324  
[2023 ADT]

SUDLEY RD 63,685  
[2023 ADT]

SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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