



OFFICE SPACE AVAILABLE

7800 SUDLEY ROAD

MANASSAS, VA 20109



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

7800 Sudley Road is a 15,460 SF office building located at the signalized intersection of Route 234/ Sudley Road & Sudley Manor Drive. Situated at the corner of the intersection, the building's signage is visible to over 77,000 VPD.

PROPERTY HIGHLIGHTS

- Second floor office space available
- High visibility at the corner busy intersection (77,000 VPD)
- Ample surface parking; 3.00/ 1,000 SF
- Superb finishes throughout
- Located in Bull Run's retail corridor, the site is surrounded by retail amenities, residential housing, recreational and education facilities

OFFERING SUMMARY

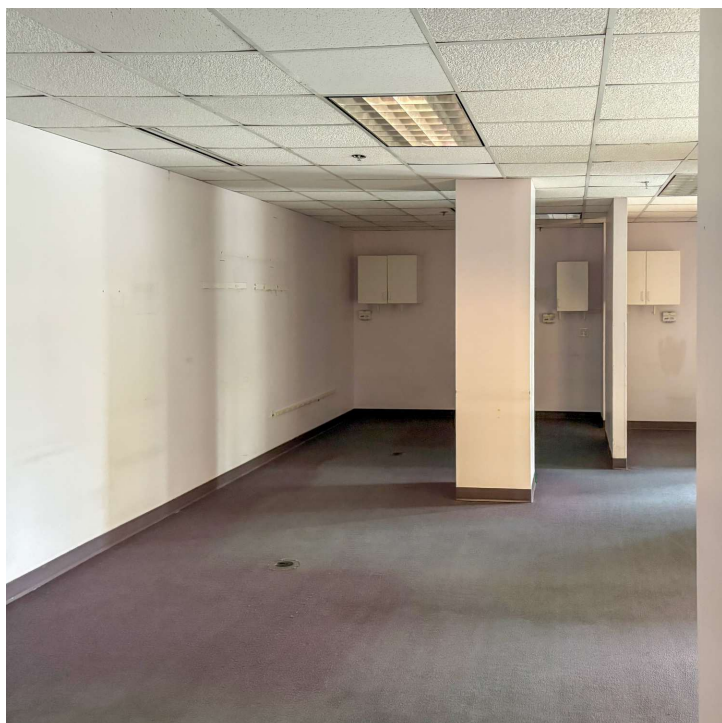
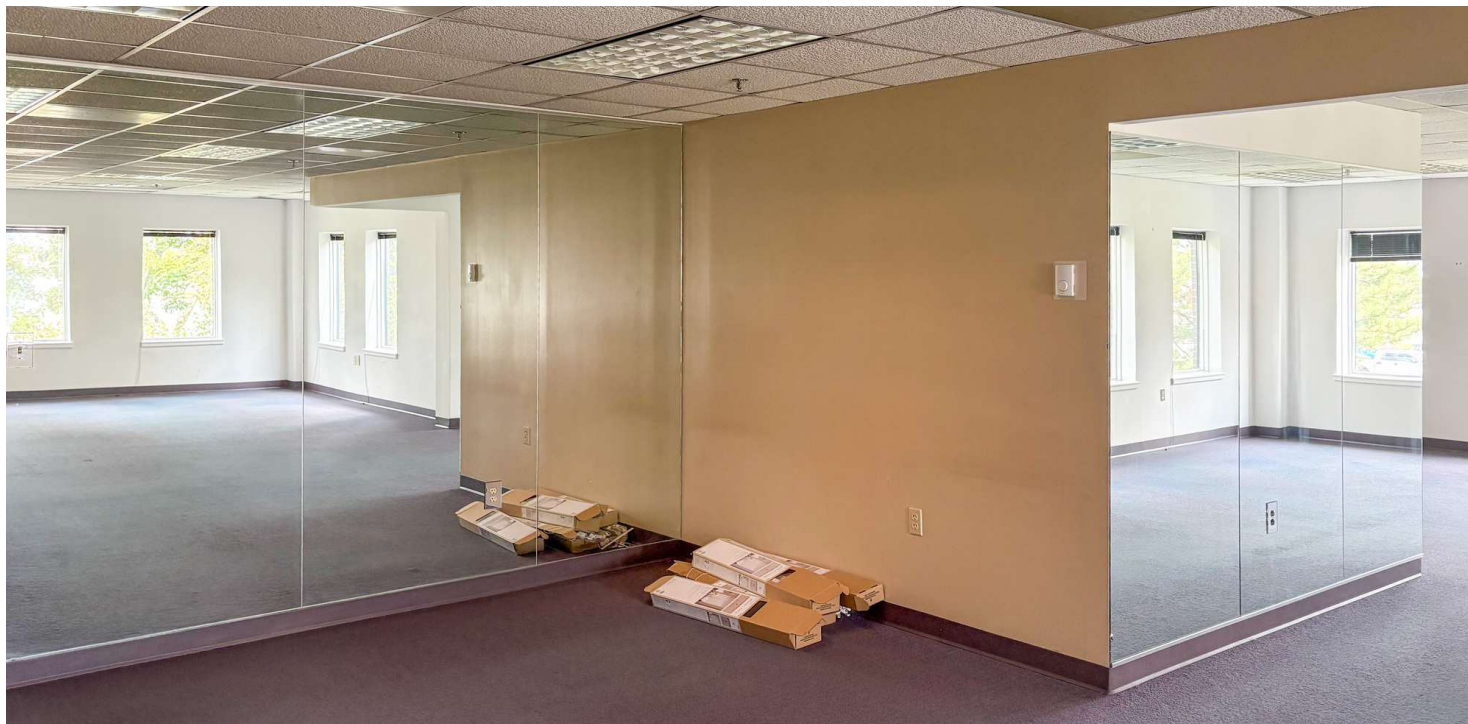
Lease Rate:	\$15.00 PSF, MG
Available SF:	4,100 SF
Lot Size:	1.5 Acres
Building Size:	15,460 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,085	22,663	59,520
Total Population	20,367	72,664	187,449
Average HH Income	\$84,962	\$102,319	\$124,487

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ADDITIONAL PHOTOS

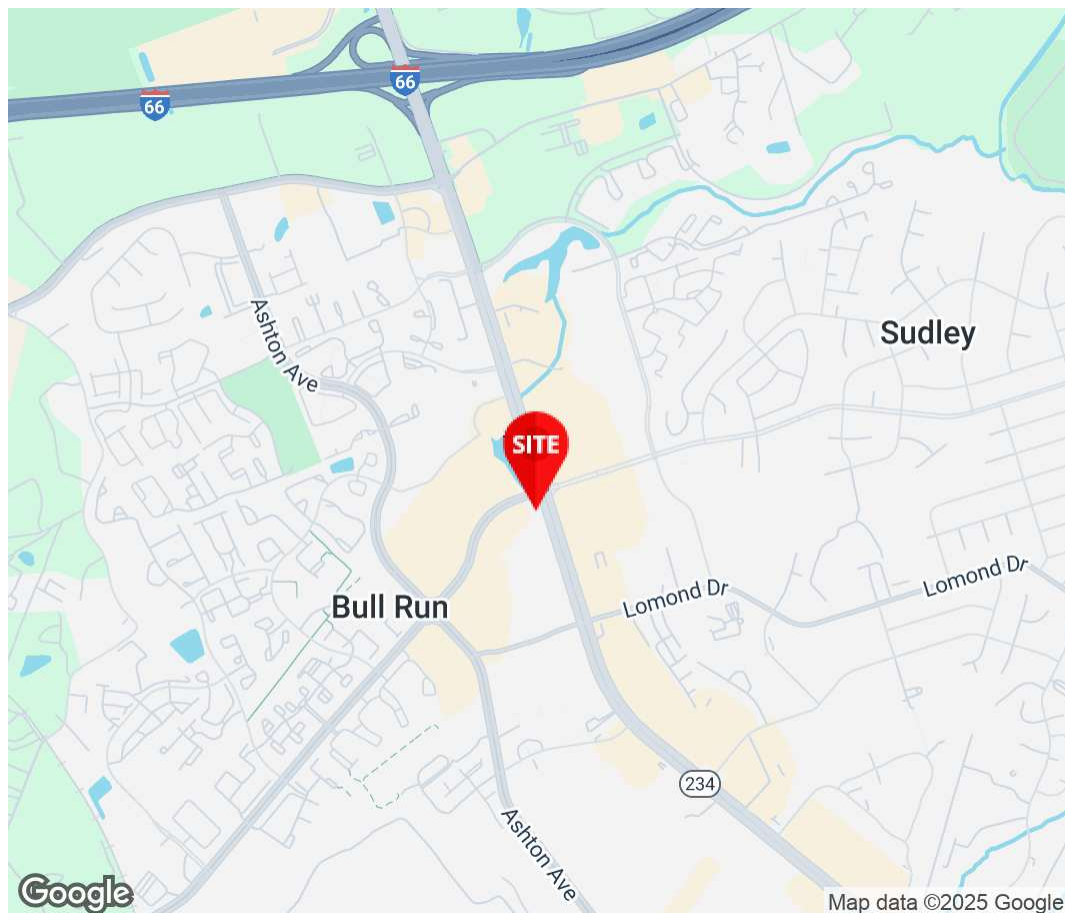
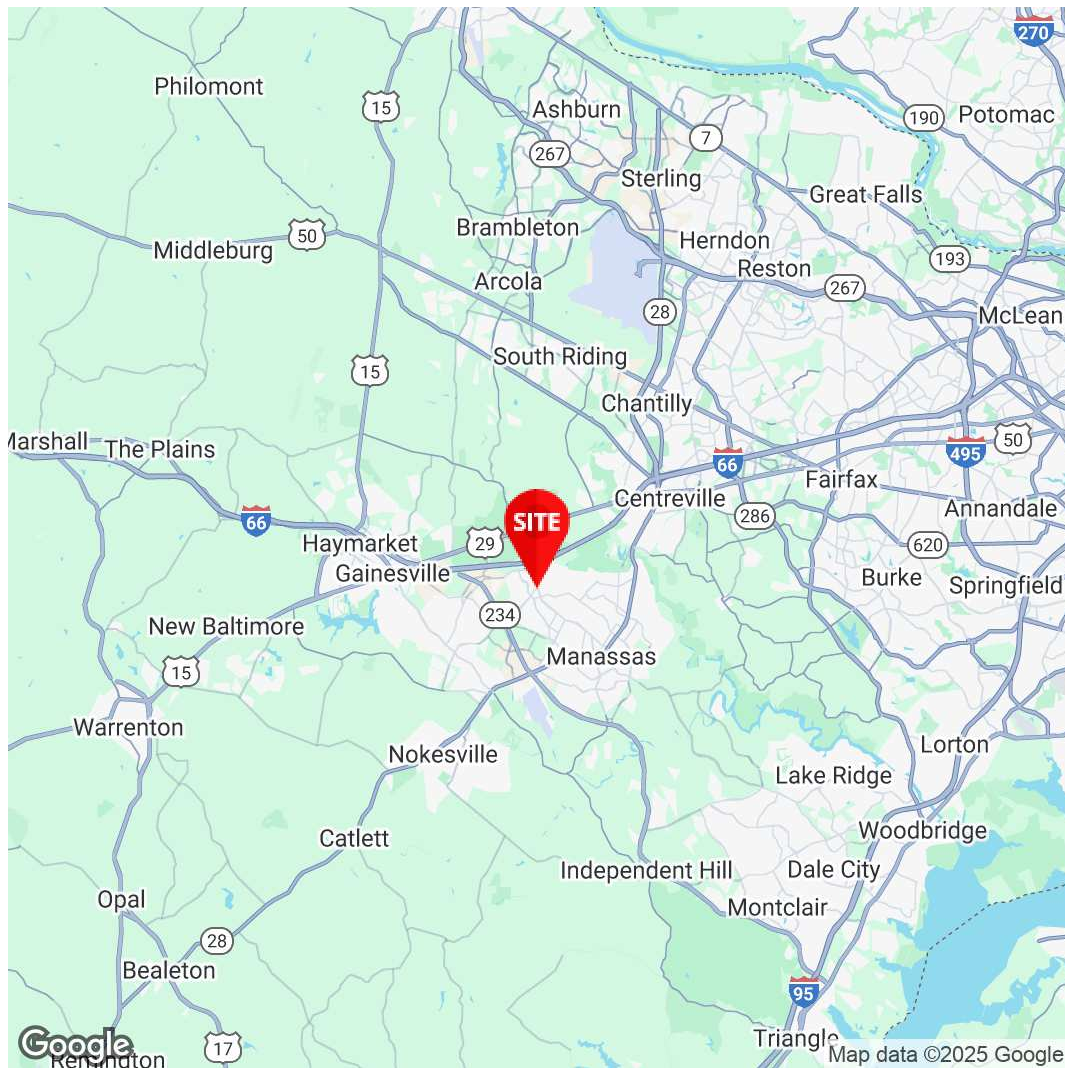


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RETAILER MAP





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