



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

CENTER GLA

179,292 ±SF

AVAILABILITY

1,800 - 2,500 SF In-line retail

5,000 SF pad site for lease

4,500 SF 2nd Gen Restaurant

2,500 SF 2nd Gen Hair Salon

DEMOGRAPHICS

POPULATION AVG. INCOME HOUSEHOLDS

1 mile	24,780	\$89,833	8,917
3 mile	73,821	\$99,258	22,913
5 mile	186,293	\$106,046	57,444

[Click For Street View](#)

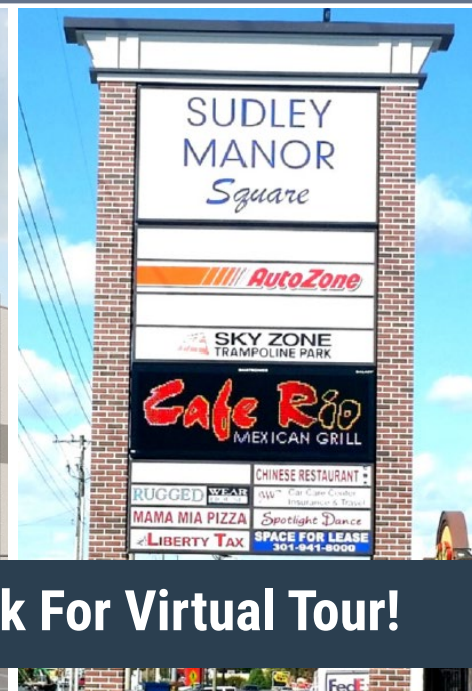


Sudley Manor Square

7801-7869 Sudley Road, Manassas, VA 20109

Retail Space For Lease

PRIME RETAIL SPACE AT HARD CORNER



Click For Virtual Tour!

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2017 renovation including new facade, parking lot & pylon. Traffic includes 58,000 VPD Sudley Rd. (Rte. 234), 25,000 VPD Sudley Manor Dr., and 83,000 VPD total. Prime location at busy intersection less than one mile south of I-66 with easy access to site.

CO-TENANTS:



SKY ZONE
INDOOR TRAMPOLINE PARK

Cafe Rio
MEXICAN GRILL

BB&T



AT&T



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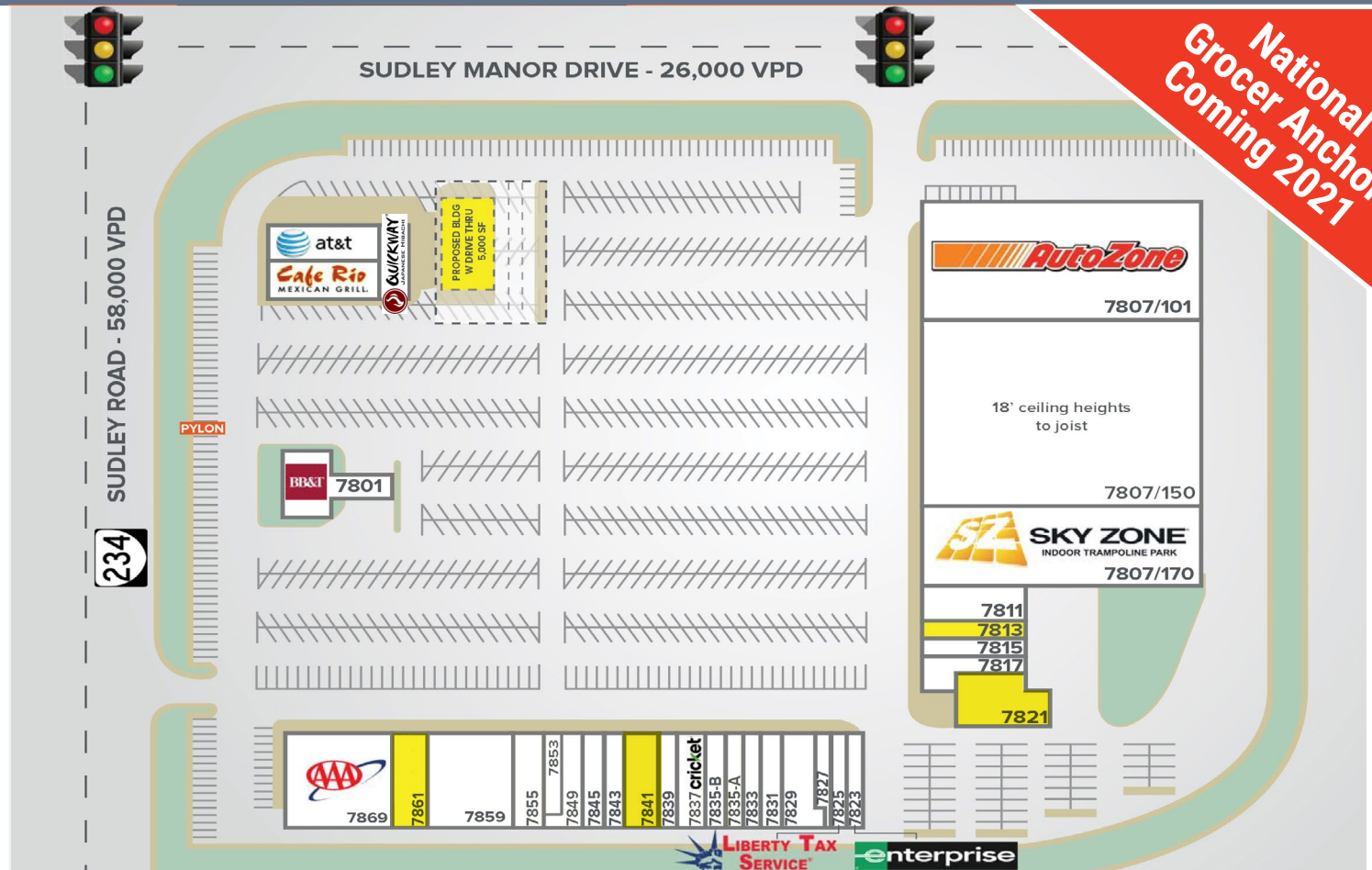


Leasing Plan

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Tenants

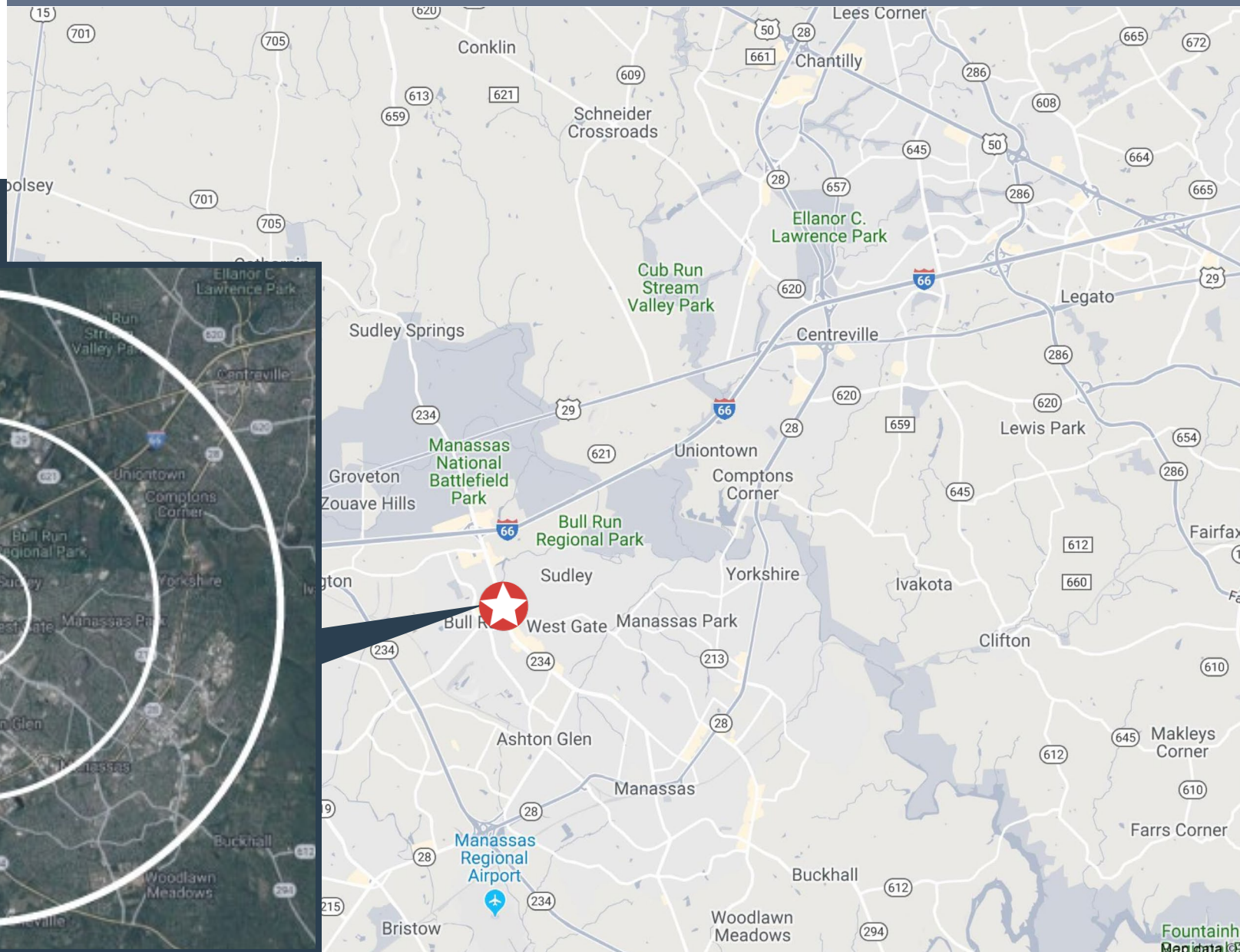
7801	BB&T Bank	3,725
7803/101	Cafe Rio	3,000
7803/103	AT&T	2,854
7803/105	Quickway Hibachi	1,726
7807/110	AutoZone	35,765
7807/150	National Grocer Anchor Coming 2021	43,779
7807/170	Sky Zone	24,698
7811	Don's Wash N Dry	3,600
7813	Available	1,800
7815	Q Smiles Dental	1,800
7817	Alfapan Bakery & Chicken	2,400
7821	Available (2nd Gen Restaurant)	4,500
7823	Enterprise Car Rental	1,500
7825	Liberty Tax	1,560
7827	Color Nails & Spa	1,250
7829	Pho Go	3,500
7831	Tae Kwon Do	2,000
7833	Zen Reflexology	1,500
7835-A	Frozen Yogurt	1,500
7835-B	Spotlight Dance	3,000
7837	Cricket Wireless	2,000
7839	El Mirador	1,500
7841	Available (2nd Generation Hair Salon)	2,500
7843	Dream Cafe	1,916
8945	Mama Mia Pizza	1,860
7849	My Gym	3,500
7853	Dream Vape and Tobacco	800
7855	Skrimp Shack	2,500
7859	Pet Supplies and More	8,000
7861	Available	2,500
7869	AAA	7,592
Total		179,292



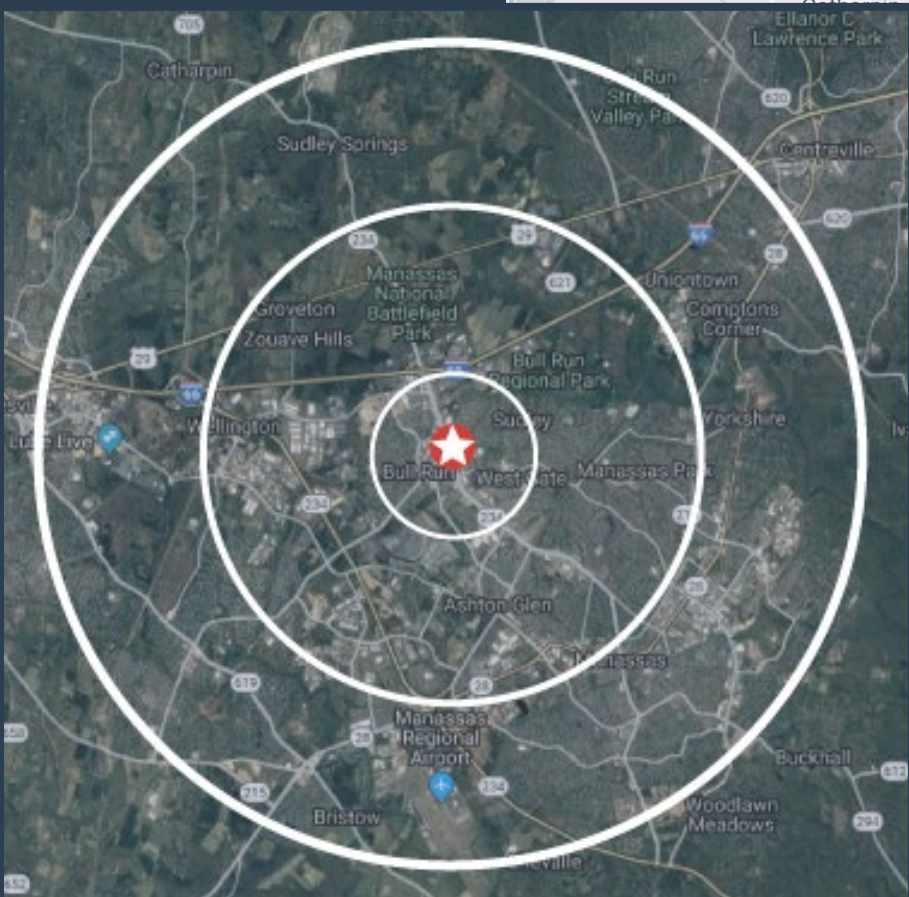


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Location Map



Radius Map



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In The Area

NEARBY RETAILERS

Bed, Bath & Beyond
Kohl's
Modell's
Old Navy
Regal
Petco
The Home Depot
Planet Fitness
hhgregg
Office Depot
Dick's Sporting Goods
Shoppers
Ross
PetSmart
JCPenney
Walmart
Sears

Competitive Map



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