



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE CONDO FOR SALE

8609 SUDLEY RD. | SUITE 203 | MANASSAS, VA 20110



PROPERTY FEATURES

This second-floor medical/office condo is positioned along the busy Sudley Road corridor in Manassas, VA. The space offers excellent visibility, abundant parking, and a practical medical/office layout with exam rooms, private offices, and open work areas. Large windows provide natural light, and the building includes elevator access.

Available: 2,942 SF

Sale Price: \$647,240

Condo Fee: \$1,461 Monthly (Includes water, electric, gas, insurance, common area cleaning, trash, landscaping).

Taxes (2025):

Zoning: LRO

AREA HIGHLIGHTS

Conveniently located on Sudley Road, this property is surrounded by national retailers, restaurants, shopping centers, and medical office users. Novant Health UVA Health Prince William Medical Center is less than 1 mile away, creating strong synergy for medical and professional services.

- Dense residential communities surround the area, supporting steady customer and patient traffic.
- Prince William County Courthouse and Old Town Manassas are also just minutes away.
- Quick and easy access to Sudley Road, Route 234, Route 28, and I-66.

FOR MORE INFORMATION

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



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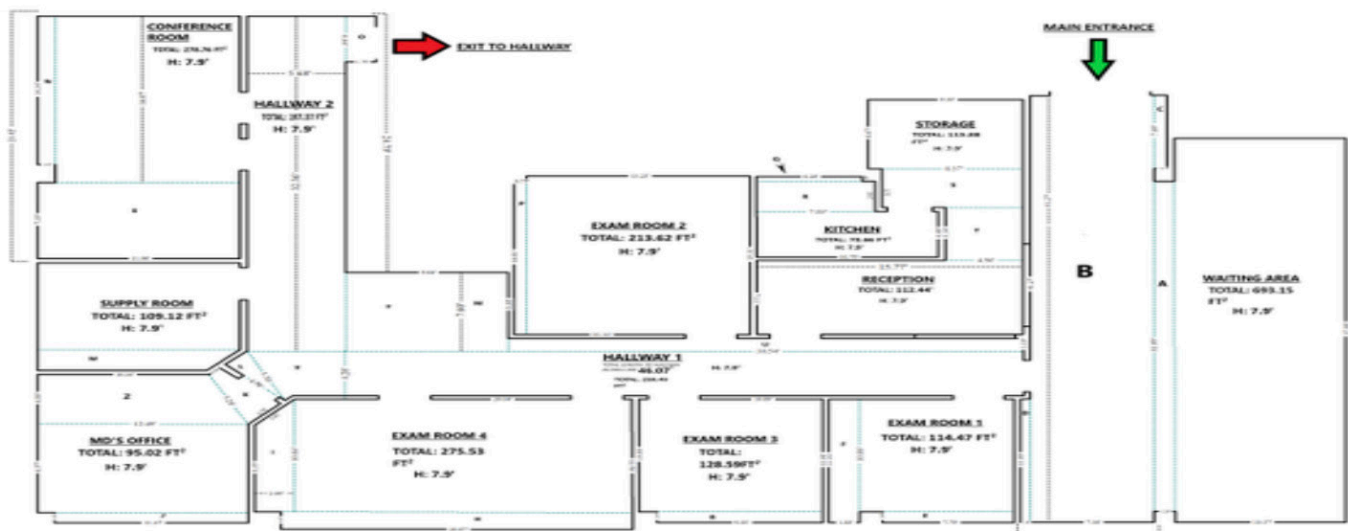
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FLOOR PLAN

CHI-MANASSAS VA
8609 Sudley Road, Manassas, VA
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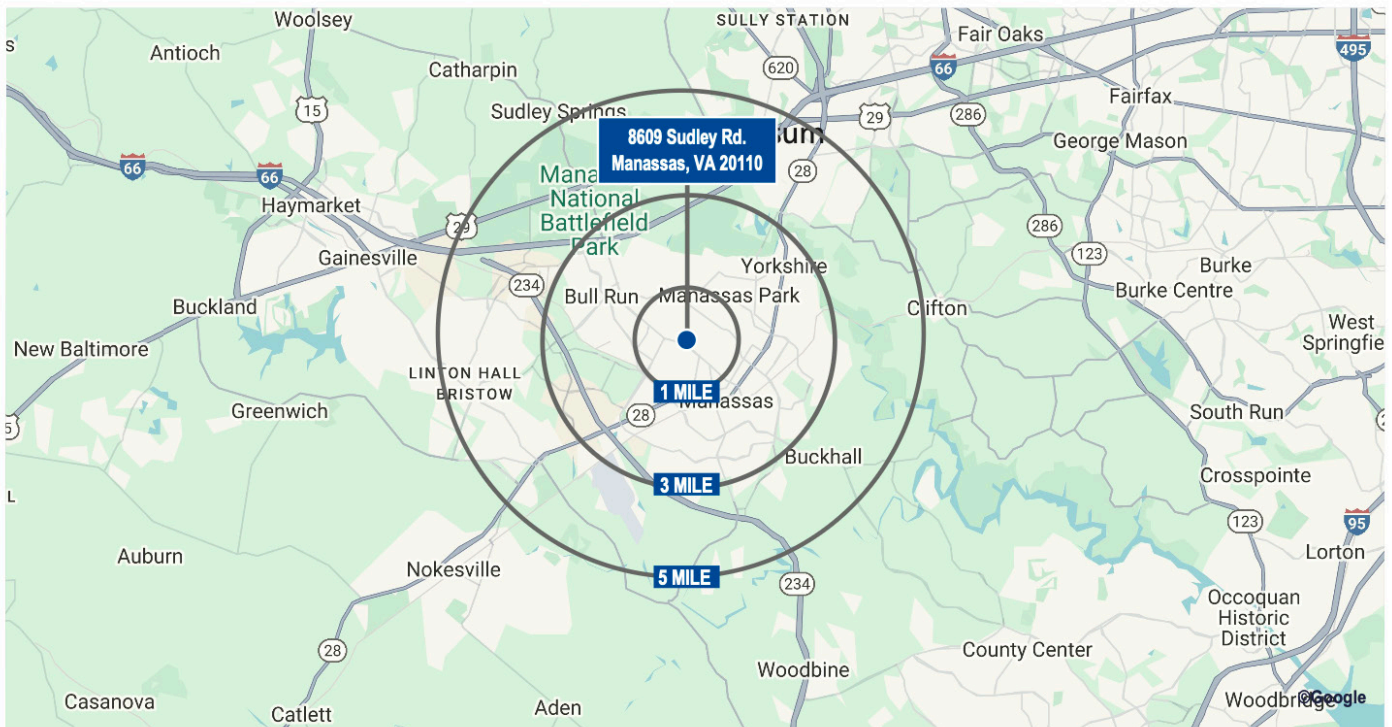


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DEMOGRAPHICS



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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