



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: | Negotiable |
| Available SF: | 4,100 SF |
| Lot Size: | 1.5 Acres |
| Building Size: | 15,460 SF |

DEMOGRAPHICS

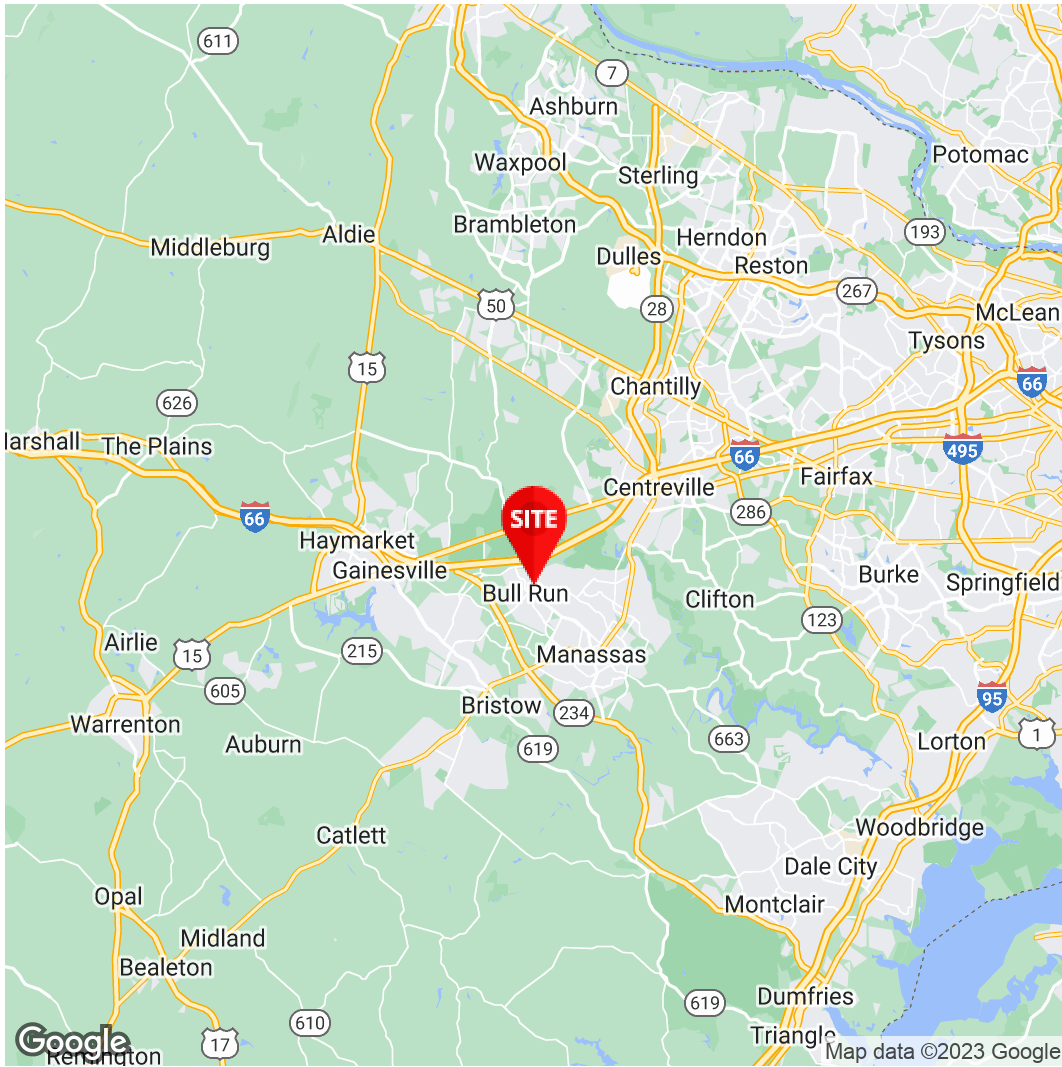
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|-----------|-----------|
| Total Households | 7,085 | 22,663 | 59,520 |
| Total Population | 20,367 | 72,664 | 187,449 |
| Average HH Income | \$84,962 | \$102,319 | \$124,487 |

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RETAILER MAP





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