



YOUR SIGN HERE



JOIN THESE RETAILERS



RETAIL AVAILABLE

- 3,700 SF second generation fitness studio available.
- 2,500 SF second generation restaurant space available
- Pylon signage available.
- Proven "Main and Main" location on the Hard Corner of the Route 28/Sudley Road.
- Growing, affluent, and dense residential and daytime worker populations.

AVAILABILITY

| SIZE | RATE | DELIVERY CONDITION | TIMING OF AVAILABILITY |
|---------------------|----------|---|----------------------------------|
| 3,700 SF (37'x100') | "MARKET" | "AS-IS" (2ND GENERATION FITNESS STUDIO) | WITHIN 90 DAYS OF EXECUTED LEASE |
| 2,500 SF | "MARKET" | "AS-IS" (2ND GENERATION RESTAURANT) | WITHIN 30 DAYS OF EXECUTED LEASE |

*EST. NNN: \$10.31 PSF

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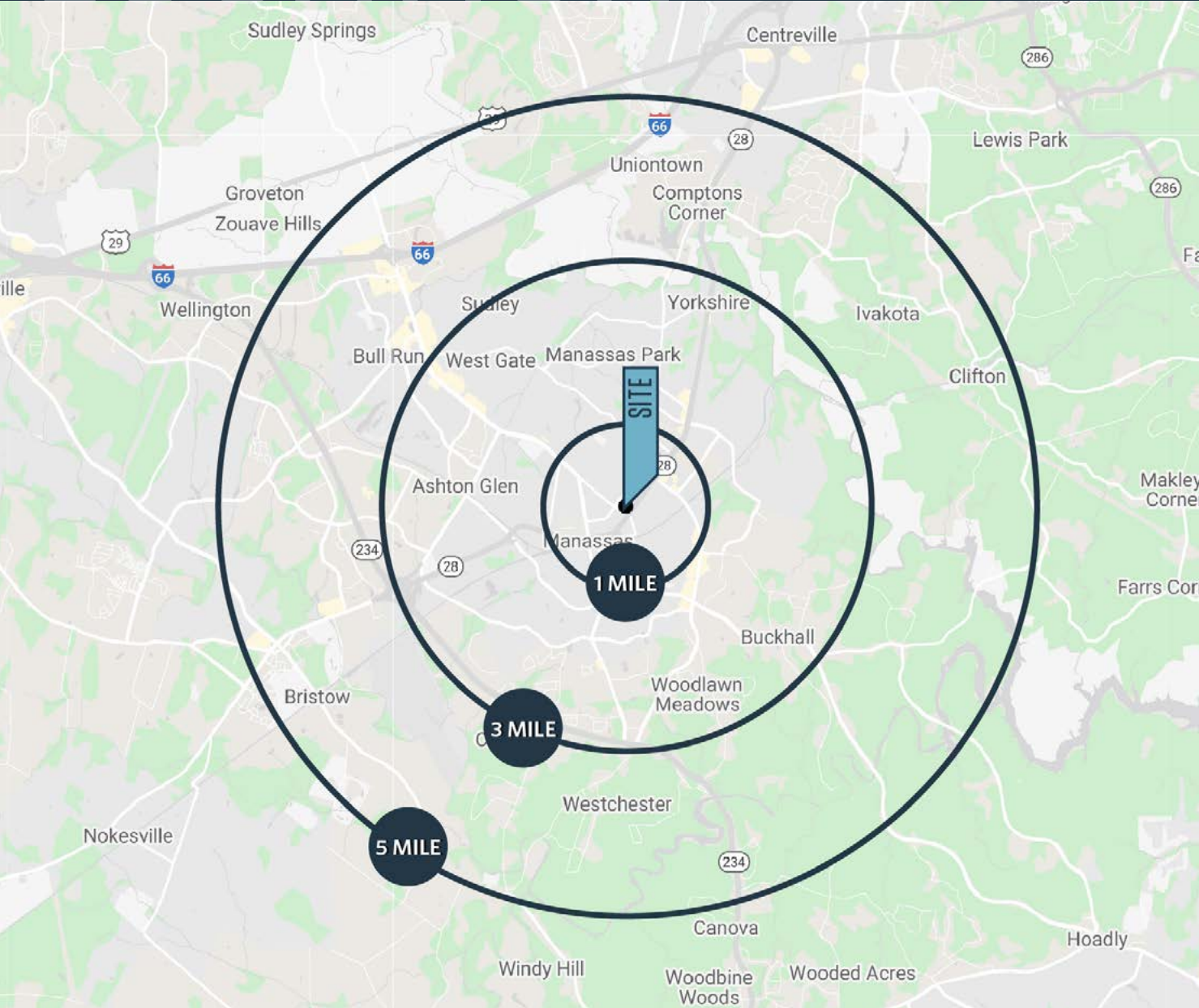
DALLON L. CHENEY

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LOCATION

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2025:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 15,820 | 106,665 | 171,327 |
| Daytime Population | | |
| 13,429 | 42,858 | 78,656 |
| Households | | |
| 5,345 | 33,103 | 54,625 |
| Average HH Income | | |
| \$123,131 | \$137,042 | \$148,849 |
| Median HH Income | | |
| \$102,601 | \$111,454 | \$118,982 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|-----------------|------------|
| Sudley Rd. | 18,215 ADT |
| Centreville Rd. | 25,776 ADT |

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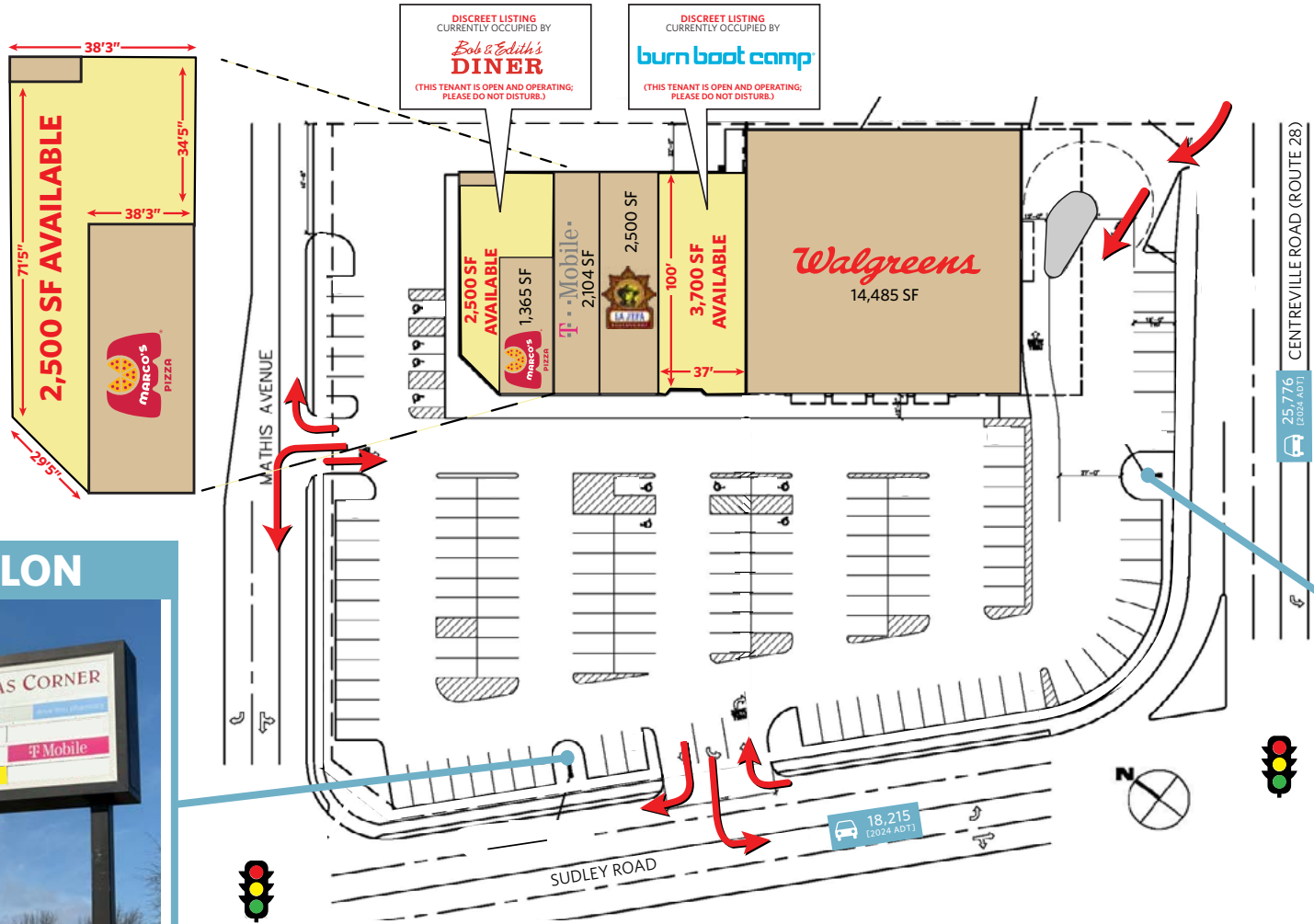
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SPACE PLAN

MANASSAS CORNER

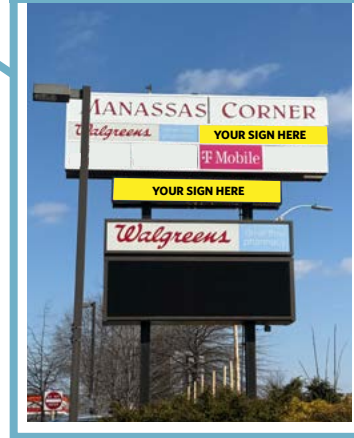
9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



PYLON



PYLON



CLOSE-UP

MANASSAS CORNER

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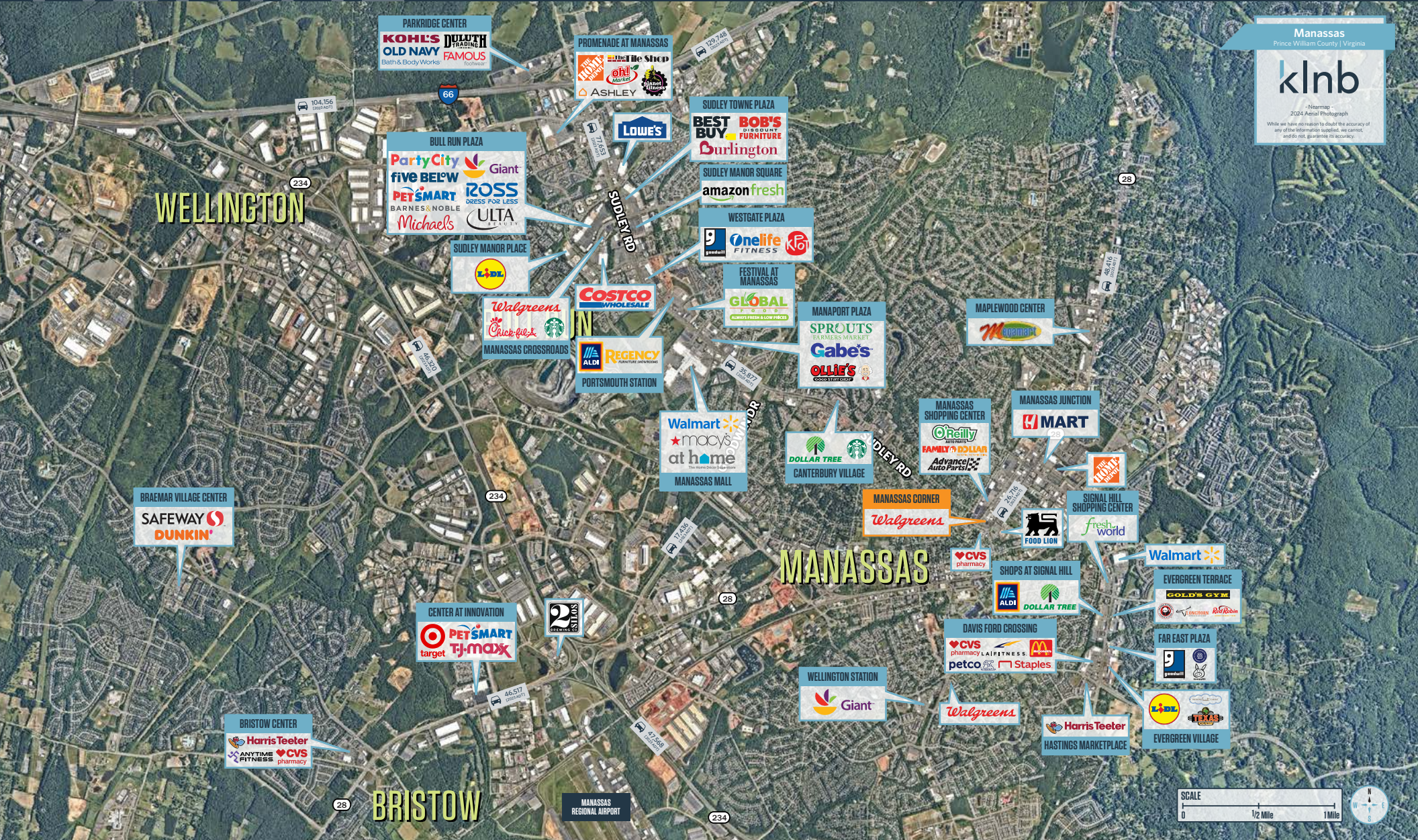
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AERIAL

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



Manassas
Prince William County | Virginia

klnb

- Mapping -
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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PYLONS

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY

SUDLEY ROAD PYLON



ROUTE 28 PYLON



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MANASSAS CORNER

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FOR MORE INFORMATION, PLEASE CONTACT:

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