



YOUR SIGN HERE

NOW OPEN!



JOIN THESE RETAILERS

Walgreens



burn boot camp

T Mobile

RETAIL 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
2,500 SF	"MARKET"	"AS-IS" (2ND GENERATION RESTAURANT)	WITHIN 30 DAYS OF EXECUTED LEASE
*EST. NNN: \$10.31 PSF			

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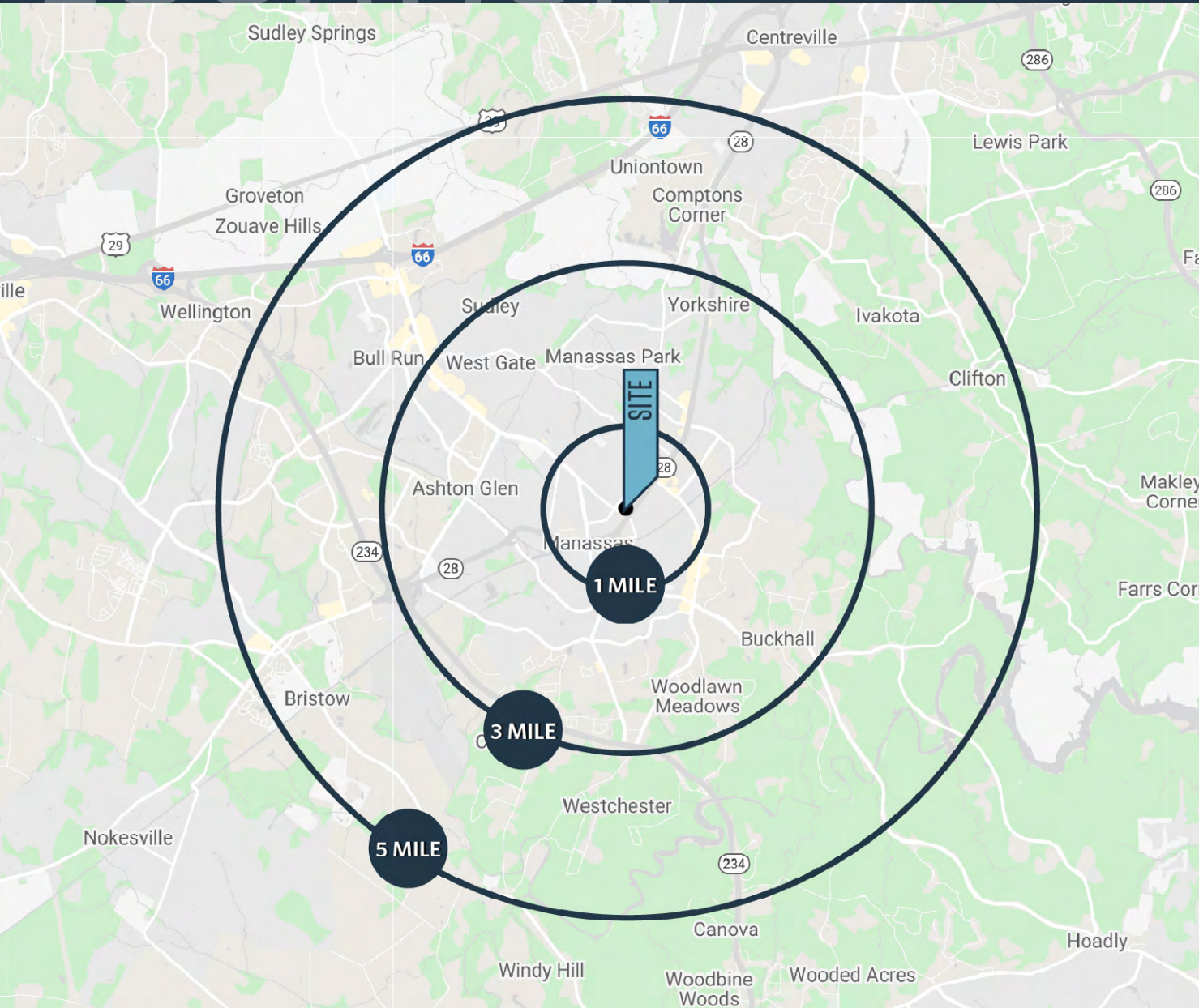
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LOCATION

MANASSAS CORNER

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



DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population 16,053	108,287	173,079
Daytime Population 19,946	90,538	155,082
Households 5,523	33,825	55,478
Average HH Income \$126,416	\$138,800	\$151,882
Median HH Income \$102,242	\$112,612	\$120,569

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

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

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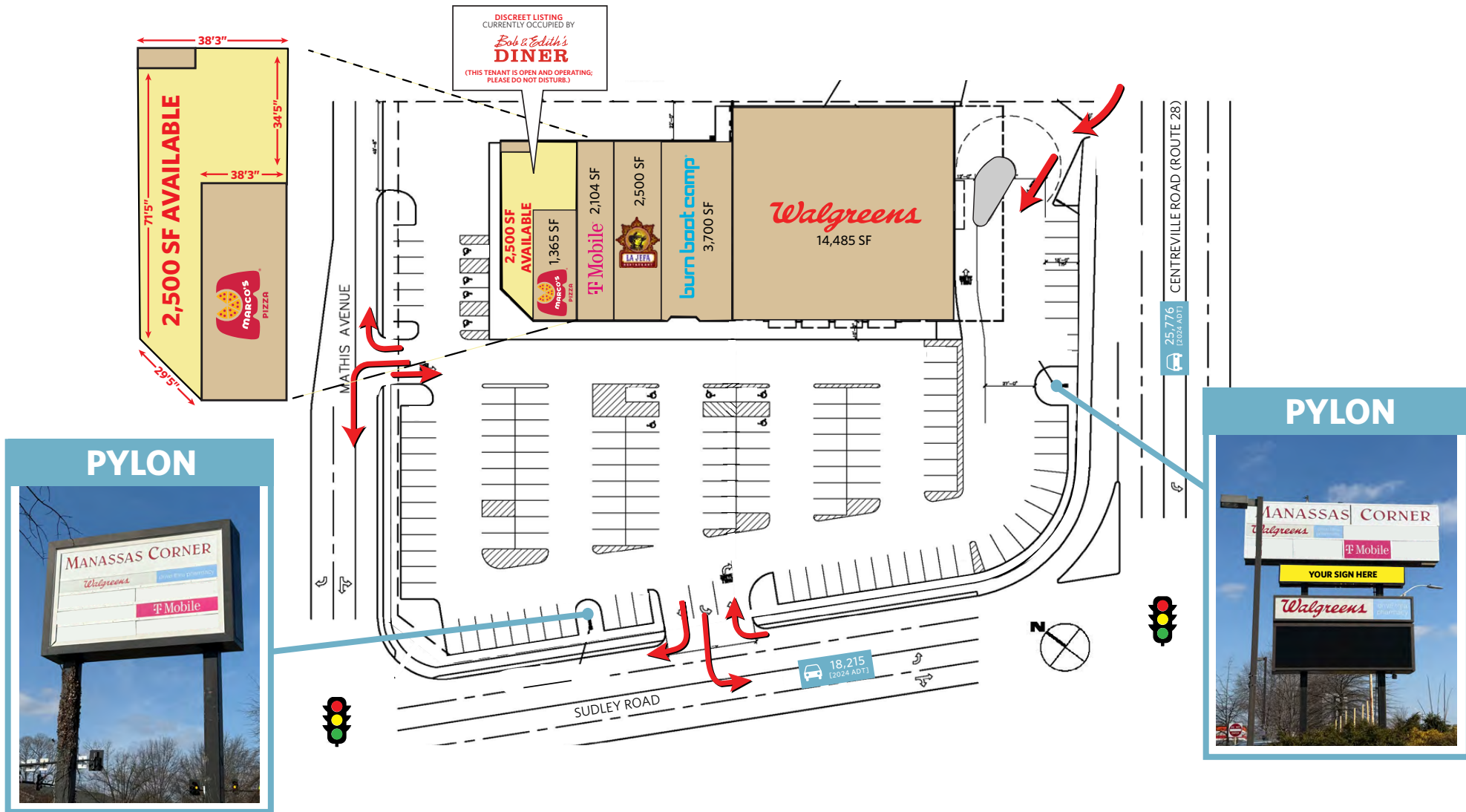
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SPACE PLAN

MANASSAS CORNER

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



CLOSE-UP

MANASSAS CORNER

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- Nearmap -

2024 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, warrant its accuracy.



PYLONS

MANASSAS CORNER

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

SUDLEY ROAD PYLON



ROUTE 28 PYLON



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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