



Sudley Manor Square

7801-7869 Sudley Road, Manassas, VA 20109

Retail Space For Lease

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COMMERCIAL REAL ESTATE

Quick Facts

CENTER GLA

179,292 ±SF

AVAILABILITY

1,693 - 6,000 SF In-line retail

5,000 SF pad site for lease

43,779 anchor space at lease

DEMOGRAPHICS

POPULATION AVG. INCOME HOUSEHOLDS

	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



John Marigliano

Direct | 571.765.4423

Cell | 301.775.4419

Email | jmarigliano@renaudconsulting.

Nora Eways

Direct | 571.765.4439

Cell | 703.618.5626

Email | neways@renaudconsulting.net

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:



[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

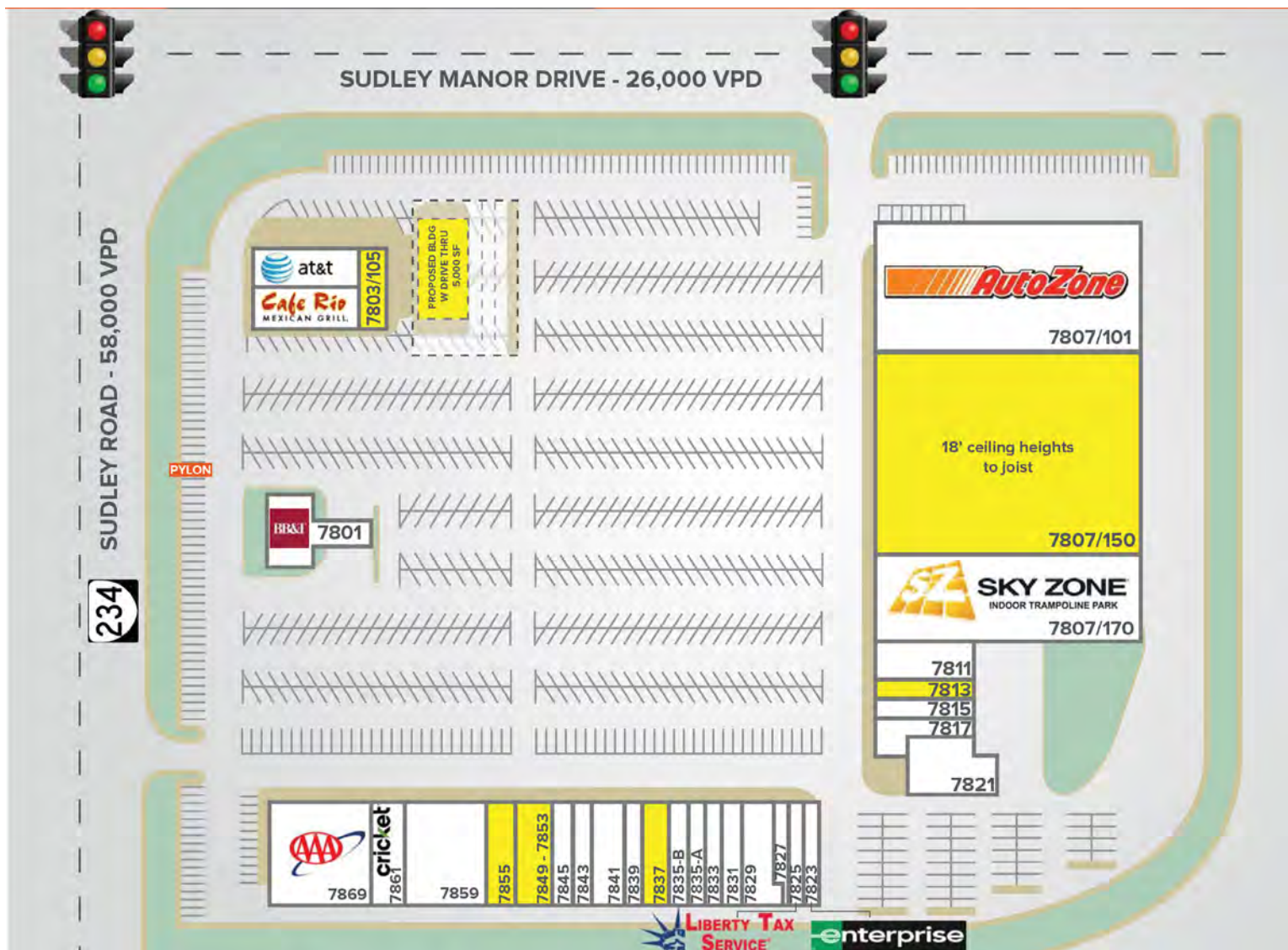
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Tenants

7801	BB&T Bank	3,725
7803/101	Cafe Rio	3,000
7803/103	AT&T	2,854
7803/105	Available	1,693
7807/110	AutoZone	35,765
7807/150	At Lease	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	Chinese Imperial	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	Available	2,000
7839	El Mirador	1,500
7841	Outlooks for Hair	2,500
7843	Dream Cafe	1,916
8945	Mama Mia Pizza	1,860
7849-53	Available	3,500
7855	Available	2,500
7859	Pet Supplies and More	8,000
7861	Cricket Wireless	2,500
7869	AAA	7,592

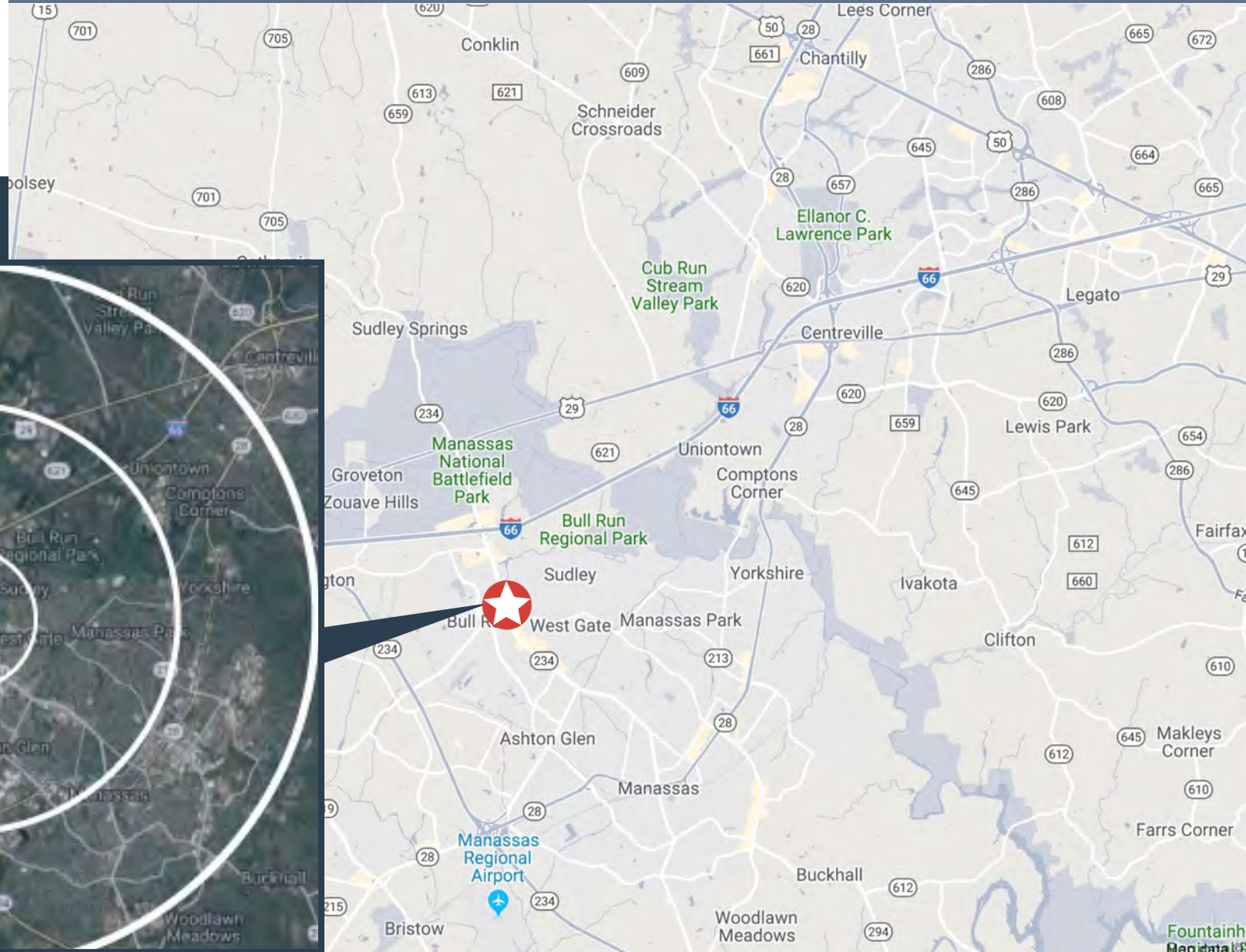
Total 179,292



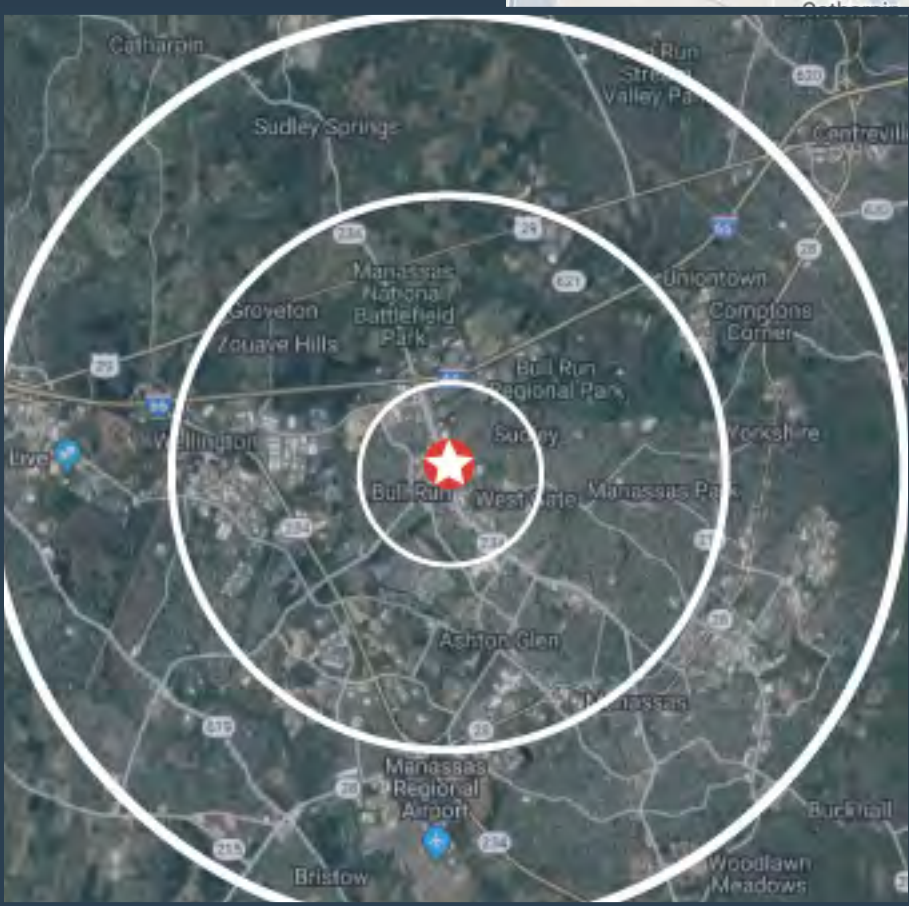


Location Map

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Radius Map





Competitive 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

