



# Sudley Manor Square

7801-7869 Sudley Road, Manassas, VA 20109

**Retail Space For Lease**

**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

## Quick Facts

### CENTER GLA

179,292 ±SF

### AVAILABILITY

1,693 - 2,500 SF In-line retail

5,000 SF pad site for lease

43,779 anchor space at lease

### DEMOGRAPHICS

POPULATION AVG. INCOME HOUSEHOLDS

	1 mile	3 mile	5 mile
POPULATION	24,780	73,821	186,293
AVG. INCOME	\$89,833	\$99,258	\$106,046
HOUSEHOLDS	8,917	22,913	57,444



**John Marigliano**

Direct | 571.765.4423

Cell | 301.775.4419

Email | [jmarigliano@renaudconsulting.com](mailto:jmarigliano@renaudconsulting.com)

**Nora Eways**

Direct | 571.765.4439

Cell | 703.618.5626

Email | [neways@renaudconsulting.com](mailto:neways@renaudconsulting.com)

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:



AT&T

[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



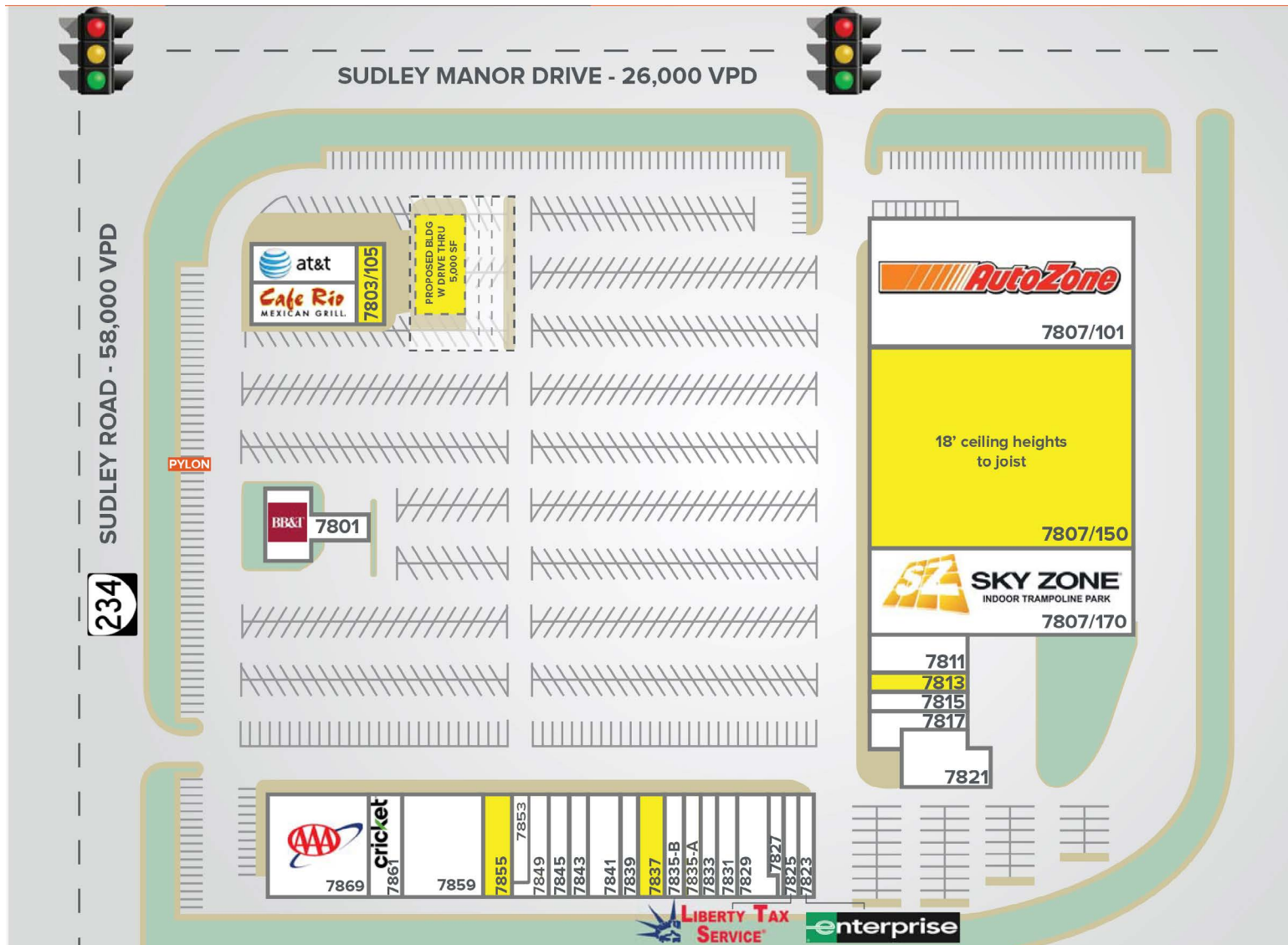
# Leasing Plan

**RENAUD**  
**CONSULTING**  
 COMMERCIAL REAL ESTATE

## 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	My Gym	3,500
7853	Dream Vape and Tobacco	800
7855	Available	2,500
7859	Pet Supplies and More	8,000
7861	Cricket Wireless	2,500
7869	AAA	7,592

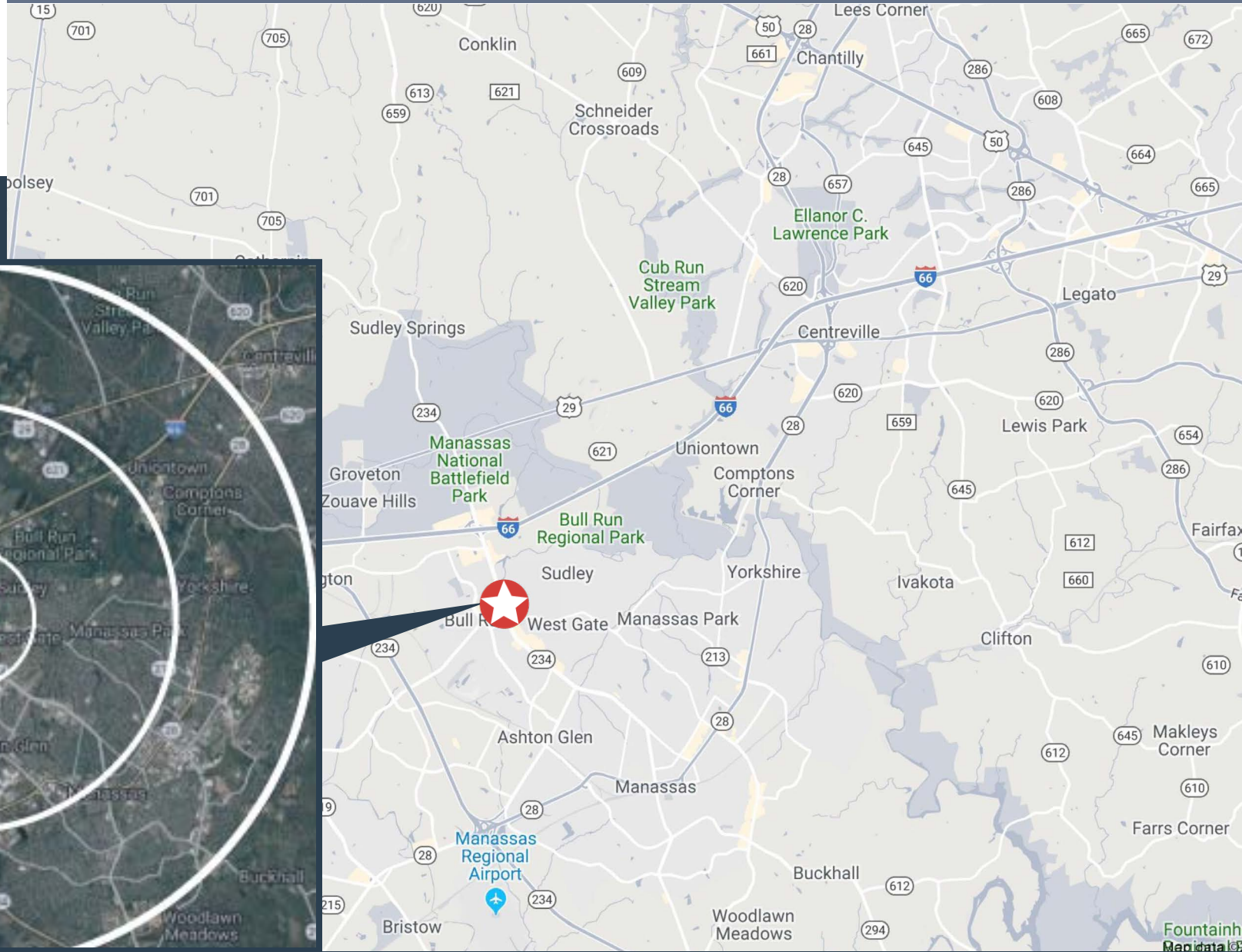
Total 179,292



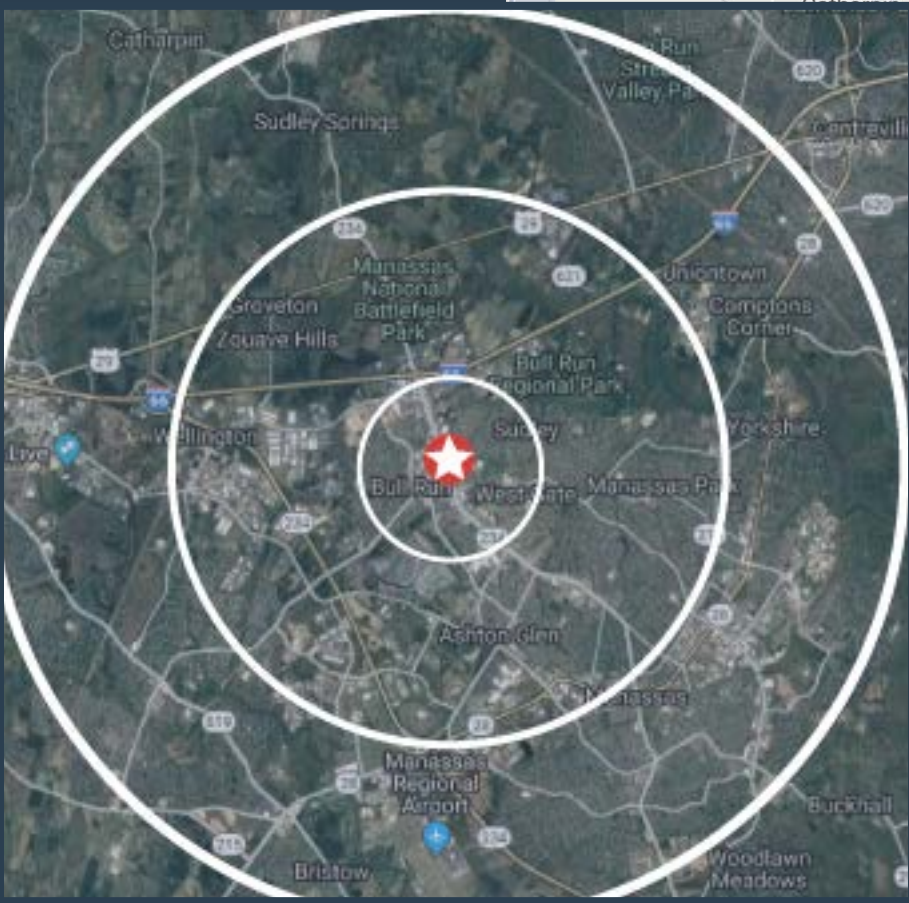


# Location Map

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE



# Radius Map





# Competitive Map

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## 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

