



# Manassas Crossroads

10689-10695 Sudley Manor Drive, Manassas, VA 20109

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts

#### AVAILABILITY

1,537 SF

- Directly fronts Sudley Manor Drive
- Extensive glass storefront and façade signage
- Adjacent to 24 hour Starbucks
- At main signalized entrance to Costco



#### DEMOGRAPHICS

POPULATION AVG. INCOMEDAYTIME POP

1 mile	22,548	\$87,192	10,782
3 mile	73,300	\$102,827	41,104
5 mile	182,053	\$120,600	78,090

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- 1,537 SF coming available (Currently Avail Vapor).
- Join Costco, Chick-fil-A, Starbucks and Panda Express in sought after retail corridor of Manassas.
- Easy, signalized access along high-traffic Sudley Manor Drive.
- Across from Bull Run Plaza, Manassas' largest retail power center with over 500k square feet of retail.

#### JOIN THESE TENANTS:



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# Leasing Plan

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## Tenants

Unit	Tenant
1	Sassy Nails & Spa
2	iSmile Dental Care
3	Wasabiko
4	Panda Express
5	Kung Fu Tea
6	Barber Shop
7	Available
8	Batteries & Bulbs
9	Starbucks
10	Chick-fil-a
11	Walgreens



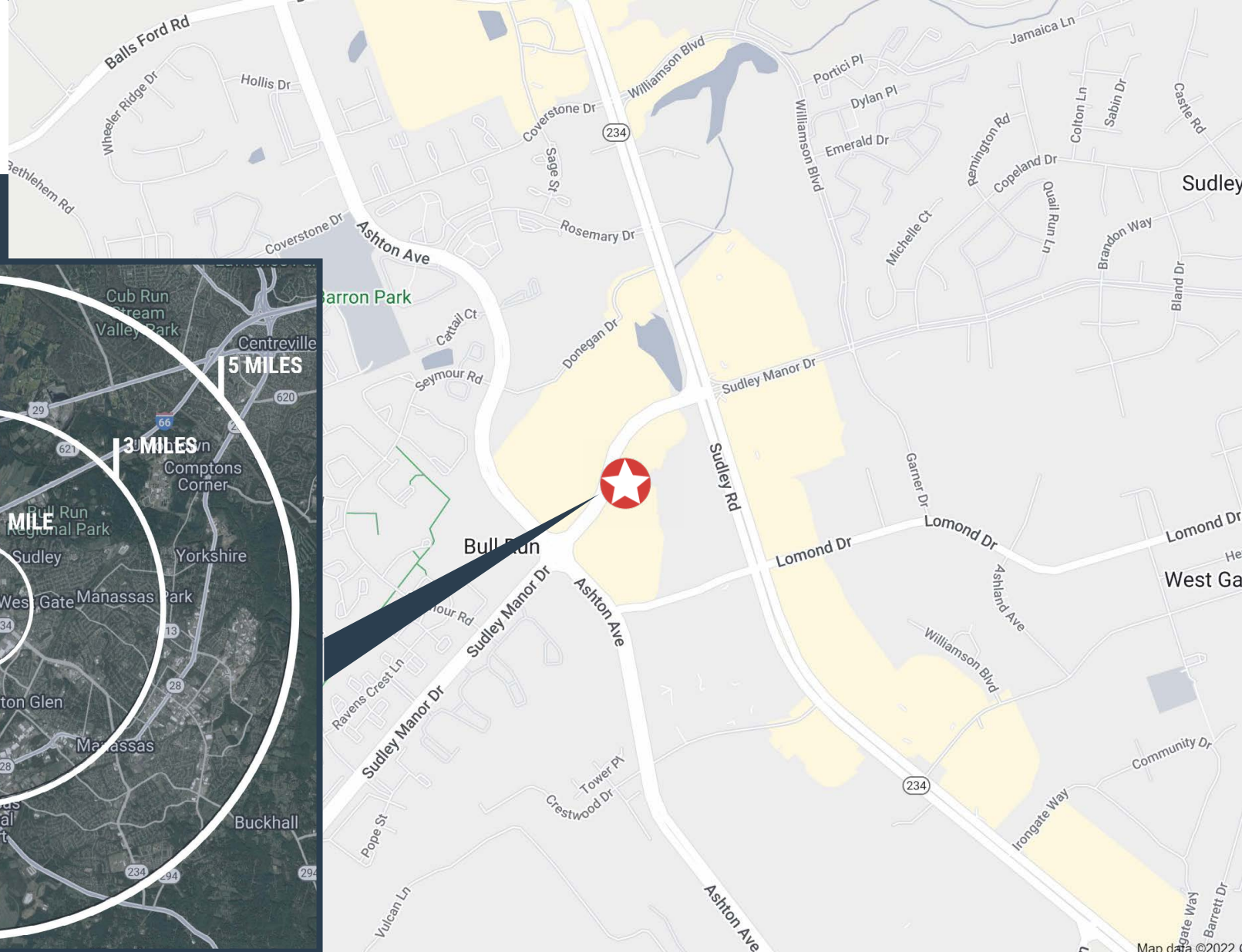
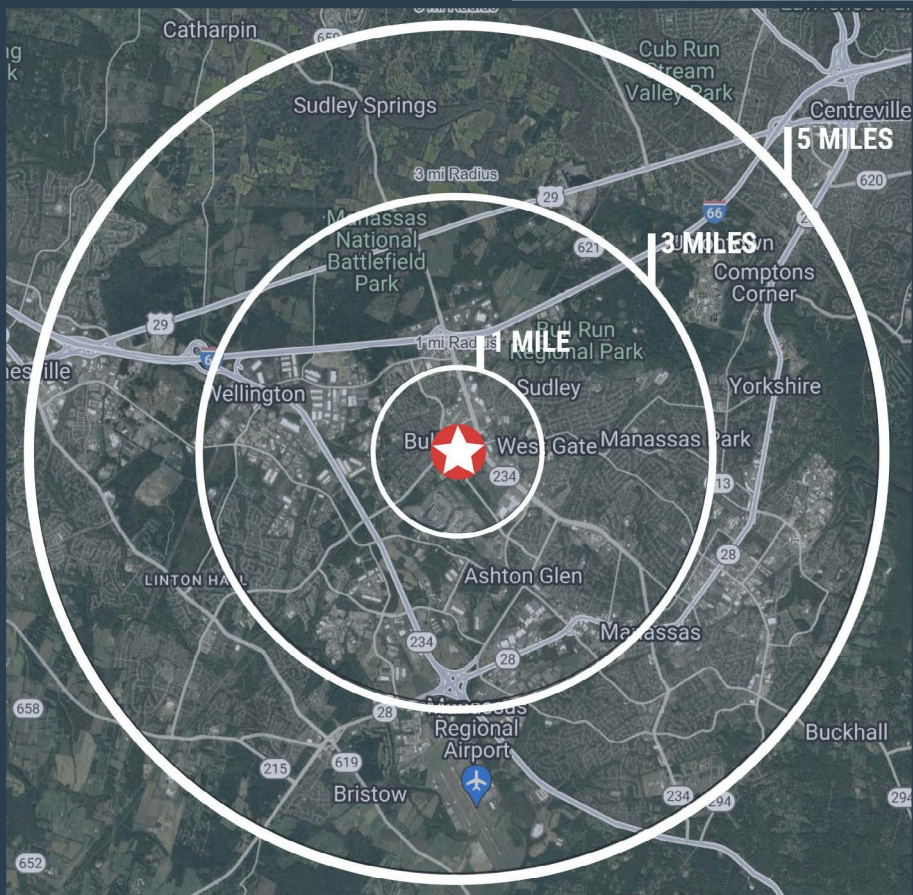




# Location Map

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# Radius Map







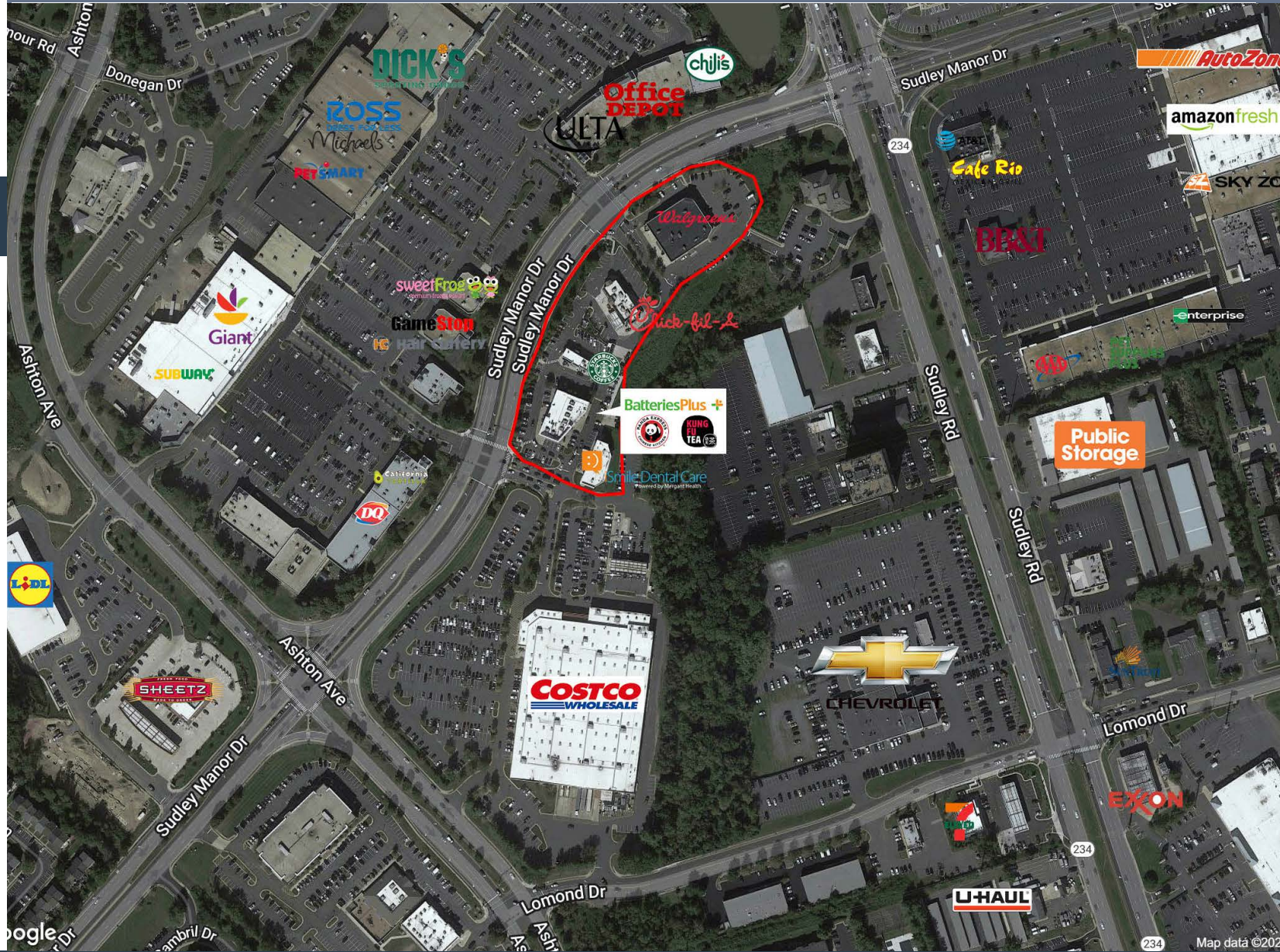
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Aerial

In The Area

NEARBY RETAILERS

- Lidl
- Sheetz
- Ulta
- Ross
- Dick's Sporting Goods
- Michaels
- Petsmart
- Tuesday Morning
- AutoZone
- Giant
- Costco
- Subway
- Public Storage
- U-Haul
- 7-Eleven
- Cafe Rio
- Enterprise
- Pet Supply Plus







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Lidl
- Sheetz
- McDonalds
- Potbelly
- Walmart
- at home
- Macy's
- Dollar Tree
- Ulta
- Ross
- Dick's Sporting Goods
- Michaels
- Petsmart
- Food Lion
- Starbucks
- Tuesday Morning
- AutoZone
- Best Buy
- Home Depot







# Photos

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