



8100-8140 Ashton Avenue  
Manassas, VA 20109

Office Condos for  
Lease or Sale

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

## Quick Facts

### PROJECT SIZE

54,000 SF

### AVAILABILITY

2,627 SF  
2,903 SF



 Merv Greenwood

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### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME POP

	POPULATION	AVG. INCOME	DAYTIME POP
1 mile	19,401	\$71,187	10,972
3 mile	73,129	\$89,999	43,977
5 mile	173,257	\$110,592	79,373

Contiguous Office Condos for sale or for lease conveniently located in a two-building health services office complex right off Rt. 234 Sudley Rd. at the intersection of Sudley Manor Dr. and Ashton Ave., about 1.5 miles south of I-66 EXIT 47A. Generous free surface parking. Buy one or buy both. Leaseback Option potential.

### JOIN THESE NEARBY RETAILERS:



Click For Street View

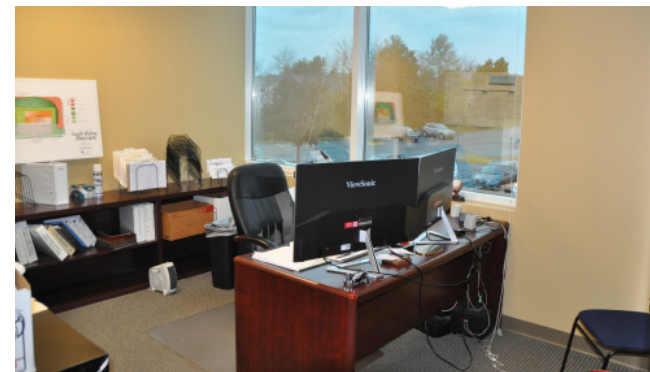


Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



# Photos

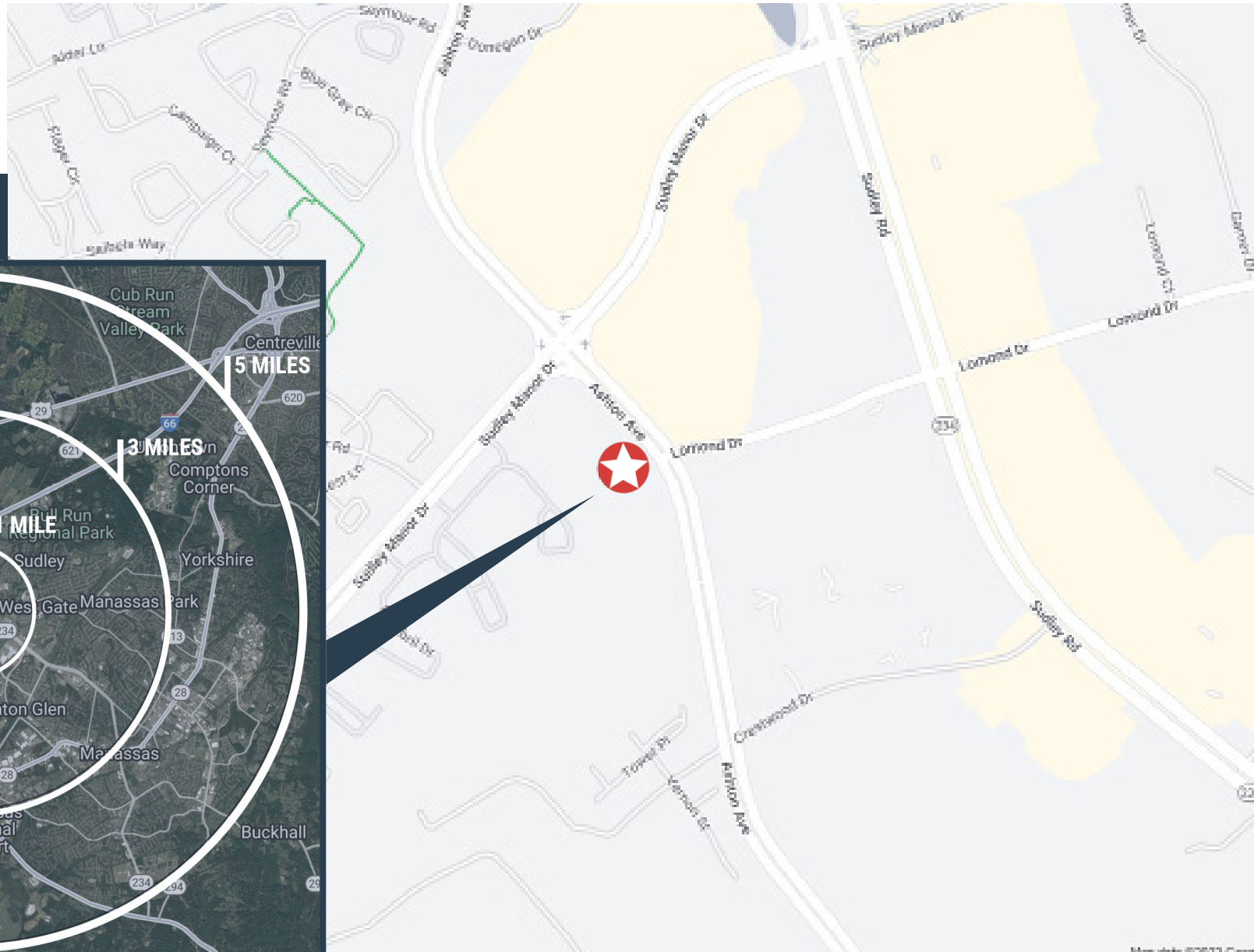
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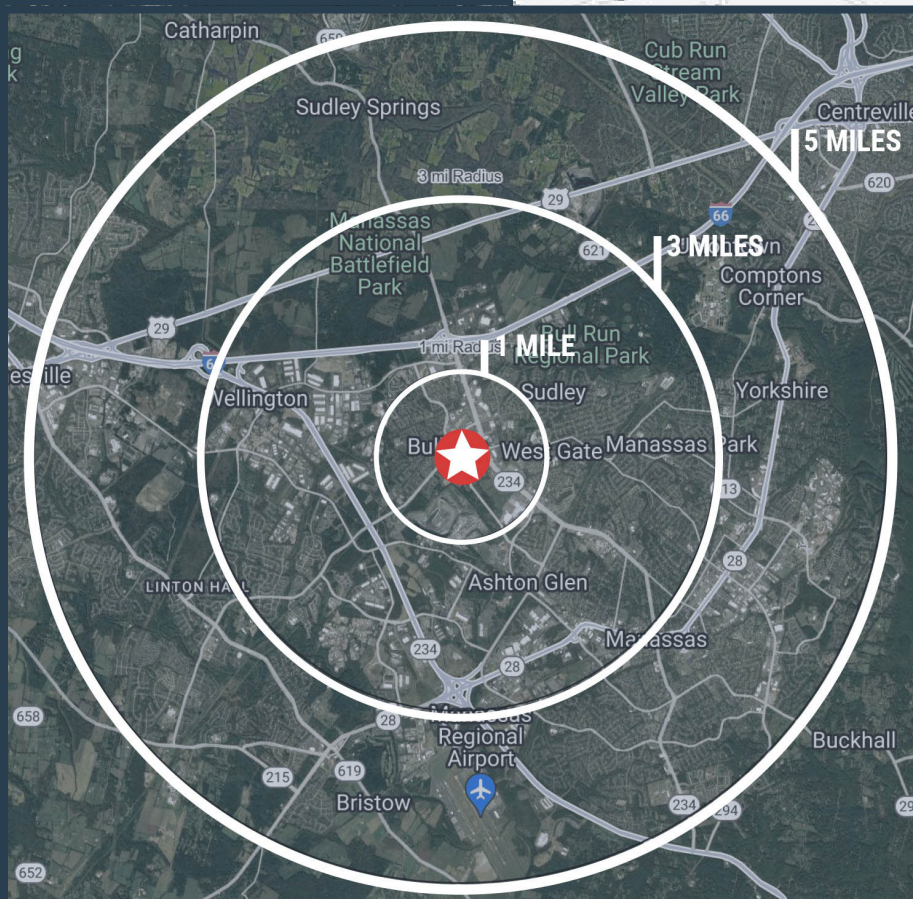


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Walgreens
- Panda Express
- Costco
- Sheetz
- INOVA
- The Learning Experience
- Lidl
- Dollar Tree
- Aldi
- Home Depot
- Autozone
- McDonalds
- Chickfila
- Burger King
- Starbucks
- Ulta
- PetSmart
- Giant

