

SUDLEY MANOR SQUARE

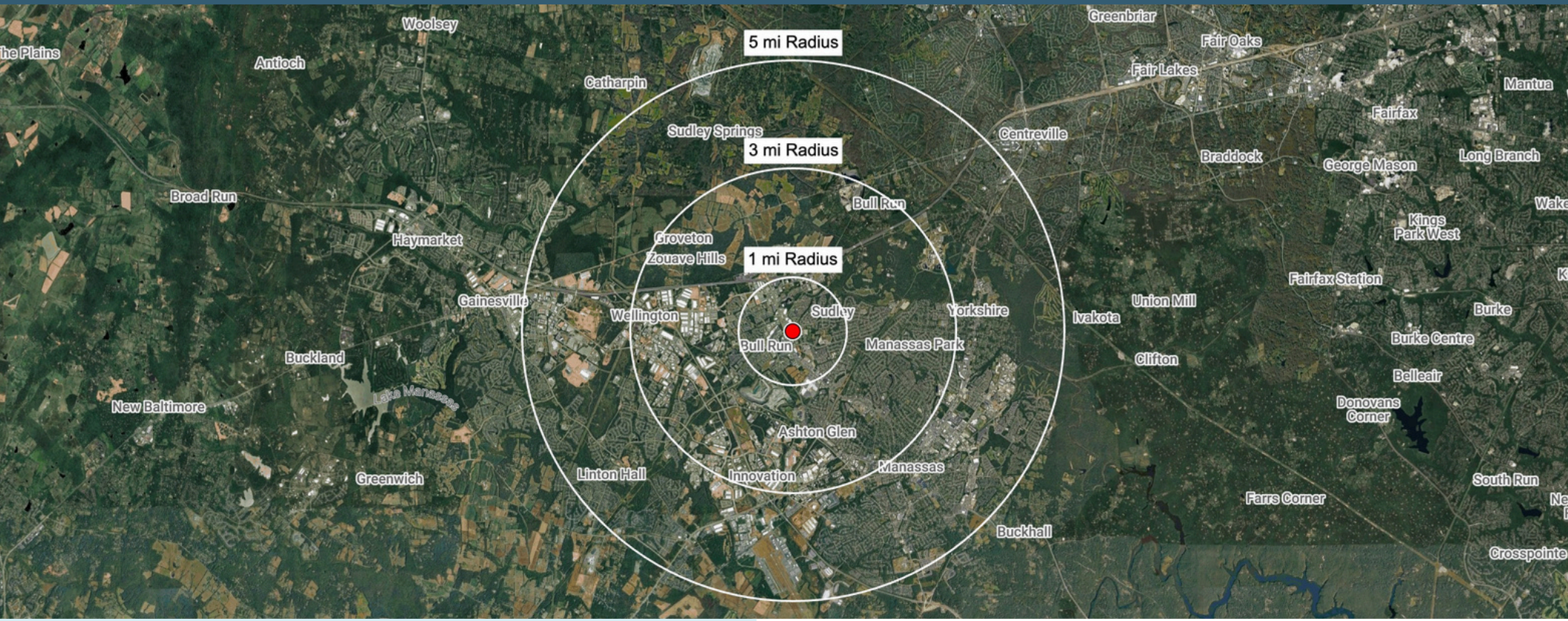
7801 - 7869 SUDLEY ROAD

MANASSAS, VA 20109

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PROPERTY INTEL

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SUDLEY MANOR SQUARE

- 1,916 SF - 8,000 SF retail spaces available surrounded by best-in-class tenant mix: AutoZone, AAA, Cafe Rio, Quickway, AT&T, Sky Zone, and Pet Supply Plus as existing tenants and Panera and Dave's Hot Chicken coming soon
- Connect with a Thriving Market: Features 47% Latino shopper base
- Dominant regional draw at busy intersection less than one mile south of I-66 with easy access to site
- Robust daytime population and market leading traffic on Sudley Road (53,000 VPD) and Sudley Manor Drive (28,000 VPD)
- Large parking field with excellent access from all directions; 977 total spaces
- High Visibility Pylon Signage

DEMOGRAPHICS

1 | 3 | 5 Mile Radius

RADIUS	Population	Avg HH Income	Employees	Median Age
1	26,715	$101,381	16,182	31.4
3	77,787	$128,188	41,683	33.0
5	193,275	$154,642	78,718	34.9

RETAIL TRADE AREA

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Parkridge Center

OLD NAVY · golden corral · KOHL'S · Famous Footwear · Bath & Body Works

Sudley Town Plaza

BEST BUY · Burlington · KFC · TACO BELL · BOB'S DISCOUNT FURNITURE · NTB TIRE & SERVICE CENTERS

Promenade at Manassas

THE HOME DEPOT · The Tile Shop · Ashley HOMESTORE · planet fitness

Sudley Manor Square



Click to View Video

Westgate Plaza

Panera BREAD · Onelife FITNESS · DOLLAR TREE · T-Mobile · COLD STONE CREAMERY · goodwill

Bull Run Plaza

BARNES & NOBLE · ROSS DRESS FOR LESS · ULTA BEAUTY · PETSMART · Marshalls · Michaels · orangetheory · tropical SMOOTHIE CAFE · GameStop · DQ · America's Best WINGS · five BELOW · GNC LIVE WELL

COSTCO WHOLESALE

Portsmouth Station

ALDI · FAMILY DOLLAR · Toys"R"Us · 7 ELEVEN · WING STOP

Festival at Manassas

GLOBAL FOOD · POTBELLY SANDWICH SHOP · McDonald's · CosmoProf

Manaport Plaza

SPROUTS FARMERS MARKET · Gabe's · OLLIE'S GOOD STUFF CHEAP · Advance Auto Parts · DOLLAR TREE · SUBWAY · 7 ELEVEN

Manassas Mall

Walmart · FLOOR & DECOR · at home The Home & Holiday Superstore · macy's · UPTOWN ALLEY · IHOP · SPENCER'S · Foot Locker · Bath & Body Works

SITE PHOTOS

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2ND GEN RESTAURANT INTERIOR PHOTOS

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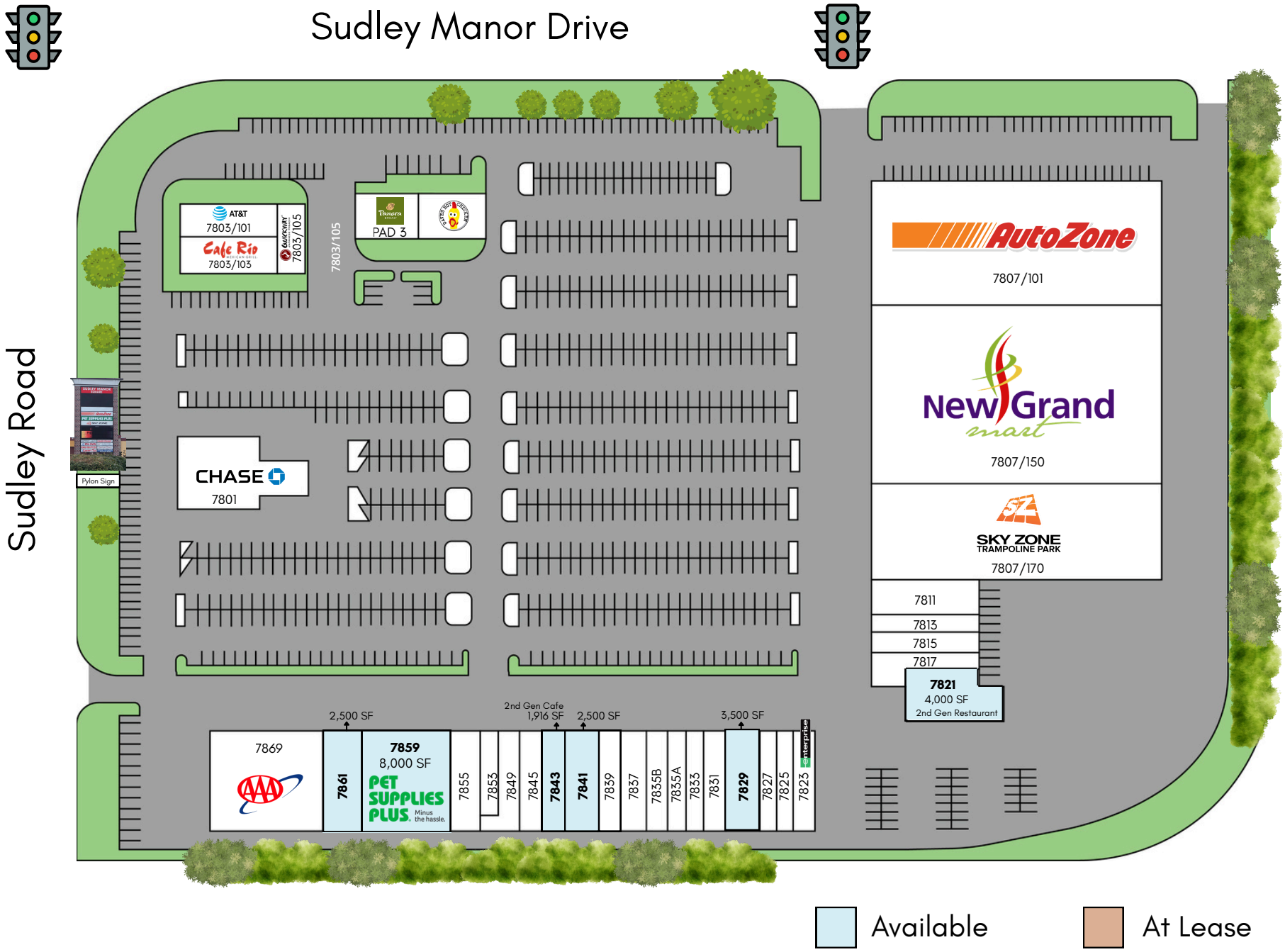




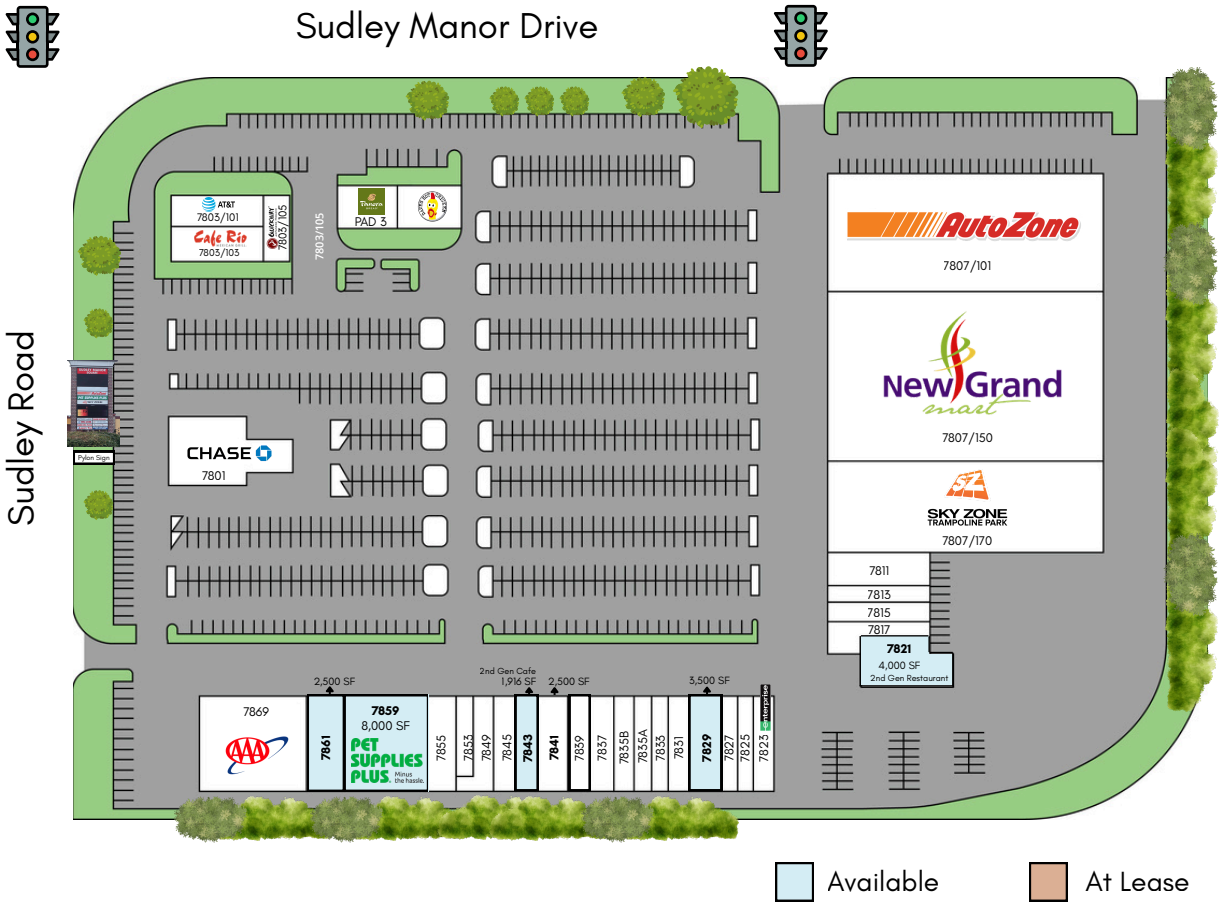


SITE PLAN

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TENANT ROSTER



UNIT	TENANT	SF
7801	Chase Bank	3,768
7803/101	Cafe Rio	3,000
7803/103	AT&T	2,854
7803/105	Quickway Hibachi	1,726
7807/110	AutoZone	35,764
7807/150	New Grand Mart	44,797
7807/170	Sky Zone	24,695
7811	Swiftdrop Laundry	5,400
7815	Dental Excellence	1,800
7817	Alfapan Bakery	2,900
7821	Available (Former Grato)	4,000
7823	Enterprise Car Rental	1,500
7825	Liberty Tax	1,560
7827	My Nails	1,250
7829	Available (2nd Gen restaurant)	3,500
7831	Frontline Jiujitsu	2,000
7833	Massage Vigor	1,500
7835-A	La Michoacana Frozen Mix	1,500
7835-B	Spotlight Dance	3,000
7837	Cricket Wireless	2,000
7839	El Mirador	1,500
7841	Available (2nd Gen Hair Salon)	2,500
7843	Available (Former café)	1,916
7845	Mediterranean Oven	1,860
7849	My Gym	2,700
7853	Shine Threading	805
7855	Dona Sazon	2,278
7859	Available (Former Pet Supplies Plus)	8,000
7861	Available (Former cell phone store)	2,500
7869	AAA	7,592
	Total	*180,165*



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