



For Lease

8200 Sudley Road, Manassas, VA 20109

- Rare ~1.5 acre ground lease opportunity in Manassas, Virginia, facing Sudley Road
- Perfect single pad, shared pad or development opportunity in front of Manassas Mall and directly in front of new Floor & Decor
- Incredible visibility from 2-way traffic - 39,000 vehicles on Sudley Road
- Located within the heart of Manassas submarket at signalized intersection

Demographics

| Distance | '20 Pop | Avg. HHI | Households |
|----------|---------|-----------|------------|
| 1 Mile | 14,467 | \$61,654 | 4,883 |
| 3 Miles | 92,442 | \$78,170 | 25,592 |
| 5 Miles | 180,872 | \$95,793 | 57,135 |
| 10 Miles | 456,665 | \$119,940 | 150,332 |

Co-Tenants



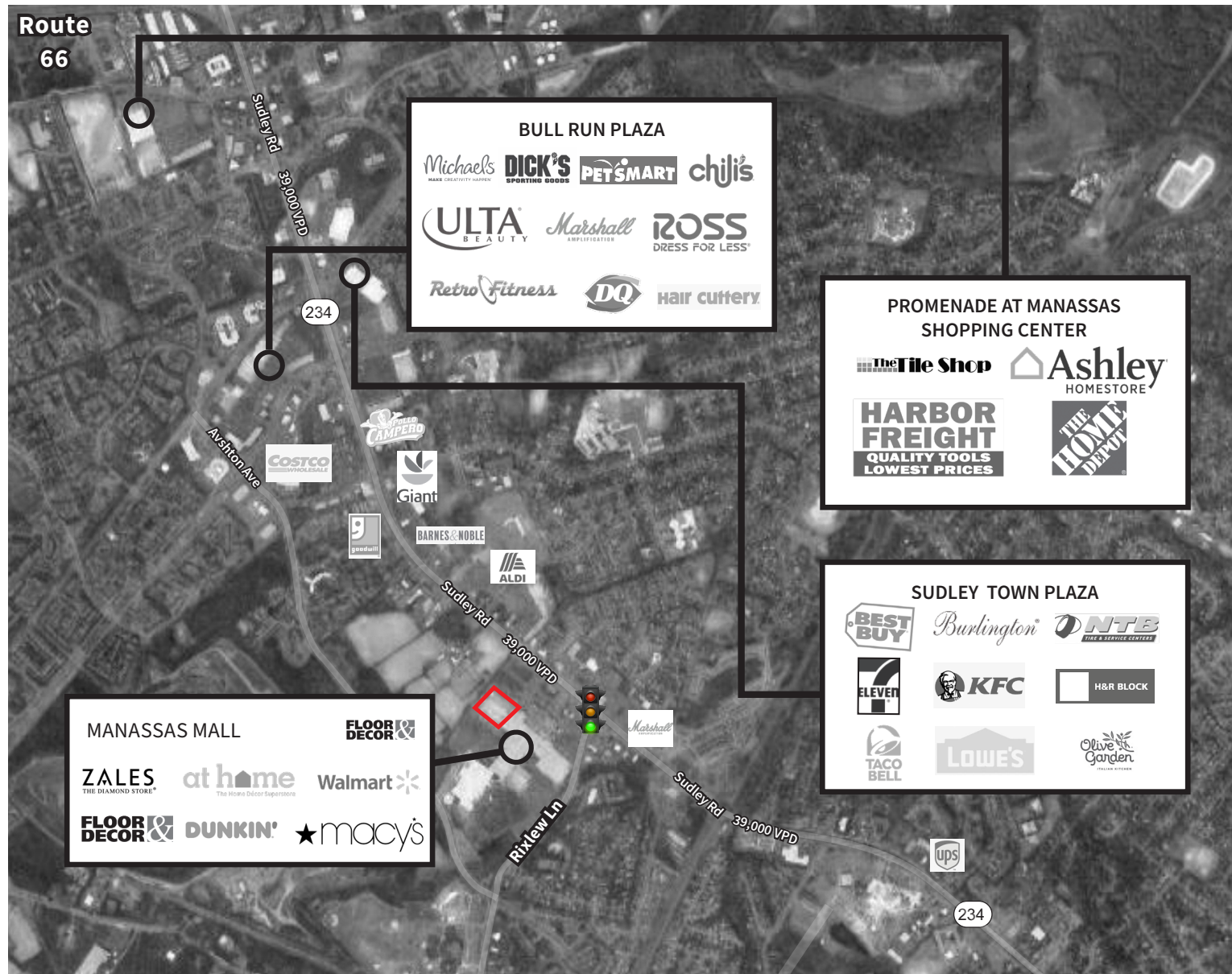
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Market Aerial



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Nearby Retailers



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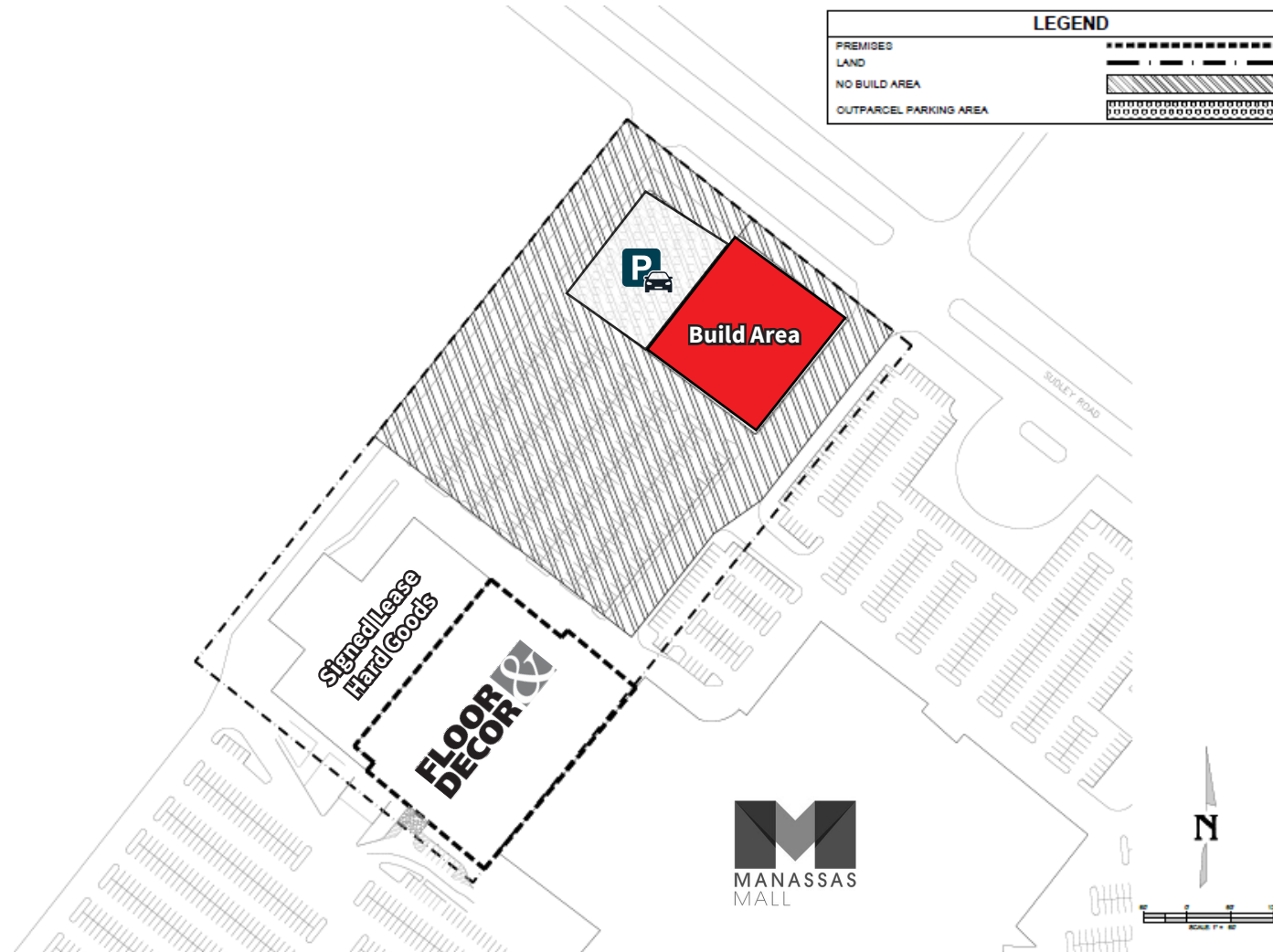
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Site Plan



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