

SUDLEY MANOR PLACE

MANASSAS, VA

RAPPAPORT







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Positioned at a fully signalized intersection with 60K vehicles passing daily, Sudley Manor Place retail pad sites are highly visible to residents, professionals and commuters driving along Ashton Avenue and Sudley Manor Drive. These potential build-to-suit sites between 1.5-1.7 acres are centrally located in Manassas’ retail corridor, anchored by popular multinational grocer Lidl and adjacent to Bull Run Plaza with big box retailers such as Dick’s Sporting Goods, PetSmart, and Ross. With monument signage at the busy intersection, easy access to I-66 and other major Manassas roadways as well as a dense residential population of over 70K within three miles of the development, these Sudley Manor Place pad sites are zoned for General Business use and perfect for various retail opportunities.

DEMOGRAPHICS 2024

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------------|----------|-----------|
|  POPULATION | 20,510 | 70,678 | 176,466 |
|  DAYTIME POPULATION | 10,423 | 32,839 | 78,706 |
|  HOUSEHOLD INCOME | \$81,686 | \$93,768 | \$110,257 |
|  TRAFFIC COUNTS | 27,000 on Ashton Avenue | | |

CO-TENANTS



SUDLEY MANOR PLACE
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SITE PLAN

SUDLEY MANOR PLACE | MANASSAS, VA



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