

**BULL RUN PLAZA** |  
**Manassas, VA**



# Manassas, VA

The largest shopping center in the marketplace, Bull Run Plaza, a 414,249 square-foot neighborhood center, is strategically located on the going home side of Route 234, in the heart of the Manassas retail hub. The center includes a dynamic mix of retail, including big box and convenience tenants, fashion, service, sporting goods and grocery merchants.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	22,701	66,429	171,278
Daytime Population	12,111	32,807	78,179
Household Income	\$78,649	\$90,760	\$110,788
Traffic Counts	48,000 on Sudley Road/ Business 234		

## Co-Tenants



# Manassas, VA

The largest shopping center in the marketplace, Bull Run Plaza, a 414,249 square-foot neighborhood center, is strategically located on the going home side of Route 234, in the heart of the Manassas retail hub. The center includes a dynamic mix of retail, including big box and convenience tenants, fashion, service, sporting goods and grocery merchants.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	22,701	66,429	171,278
Daytime Population	12,111	32,807	78,179
Household Income	\$78,649	\$90,760	\$110,788
Traffic Counts	48,000 on Sudley Road/ Business 234		

## Co-Tenants





# The Area



# Site Plan

● Space Available





# Tenant List

01	4,000 SF	Silk Thai Restaurant and Bar
02A	1,465 SF	Subway
02B	1,546 SF	America's Best Wings
03	3,350 SF	Available
04	75,864 SF	Available
05	8,910 SF	Five Below
09	6,250 SF	Sol Beauty Supply
11	25,000 SF	PetSmart
18	27,610 SF	Michaels Arts & Crafts
19A	30,000 SF	Ross Dress for Less
19B	9,500 SF	Flower Gallery of Manassas
19C	10,665 SF	Flower Gallery of Manassas
20	52,022 SF	Dick's Sporting Goods
26A	5,118 SF	Rainbow Apparel
26B	4,000 SF	Akasaka Sushi & Japanese Steak
27	1,360 SF	Blue Chip Barber
28	2,000 SF	Mariner Finance

29	1,640 SF	GNC
30	10,000 SF	Dollar Tree
32	2,800 SF	Old Virginia Tobacco Co.
33	2,000 SF	Available
34	1,200 SF	AQ Nails
35	1,200 SF	Navy Federal Credit Union
36	1,200 SF	Bull Run Professional Pharmacy
37	6,082 SF	FedEx
37B	1,994 SF	Available
38	1,385 SF	Jenny Craig
39	5,310 SF	Long & Foster Realtors
40	6,500 SF	Chili's Grill & Bar
41	23,139 SF	Marshalls
45A	11,226 SF	ULTA Beauty
48	1,488 SF	Sweet Frog Frozen Yogurt
48A	1,455 SF	Lin Grill Teriyaki House
48B	3,152 SF	America's Best Contacts & Eyeglasses

50A	1,848 SF	Hair Cuttery
50B	2,400 SF	Pivot Physical Therapy
50C	1,848 SF	GameStop
52	3,100 SF	Dental Care of Manassas
53	3,100 SF	Tony's NY Pizza
54	2,575 SF	California Tortilla
55	2,180 SF	Bull Run Kitchen & Bath
56A	2,390 SF	Night Watch Pediatric
57	2,000 SF	Dairy Queen
58	1,520 SF	European Wax Center
59	14,750 SF	Retro Fitness
65	12,808 SF	Children of America
67	6,030 SF	PR at Partners
68	5,216 SF	Showcase Dance Studio
70	1,932 SF	The Halal Guys

# The Property



Discover your next retail opportunity at  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**BULL RUN PLAZA | 11010-11760 SUDLEY MANOR DRIVE, MANASSAS, VA**

**Will Collins | [wcollins@rappaportco.com](mailto:wcollins@rappaportco.com) | 571.382.1225**