

DISCREET LISTING
DO NOT DISTURB TENANT

JUST SIGNED


YOUR SIGN HERE



JOIN THESE RETAILERS



RETAIL AVAILABLE

- 3,700 SF second generation fitness studio available.
- Pylon signage available.
- Proven "Main and Main" location on the Hard Corner of the Route 28/Sudley Road.
- Growing, affluent, and dense residential and daytime worker populations.

AVAILABILITY

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,700 SF (37'x100')	"MARKET"	"AS-IS" (2ND GENERATION FITNESS STUDIO)	WITHIN 90 DAYS OF EXECUTED LEASE
*EST. NNN: \$10.31 PSF			

FORREST H. MORRILL

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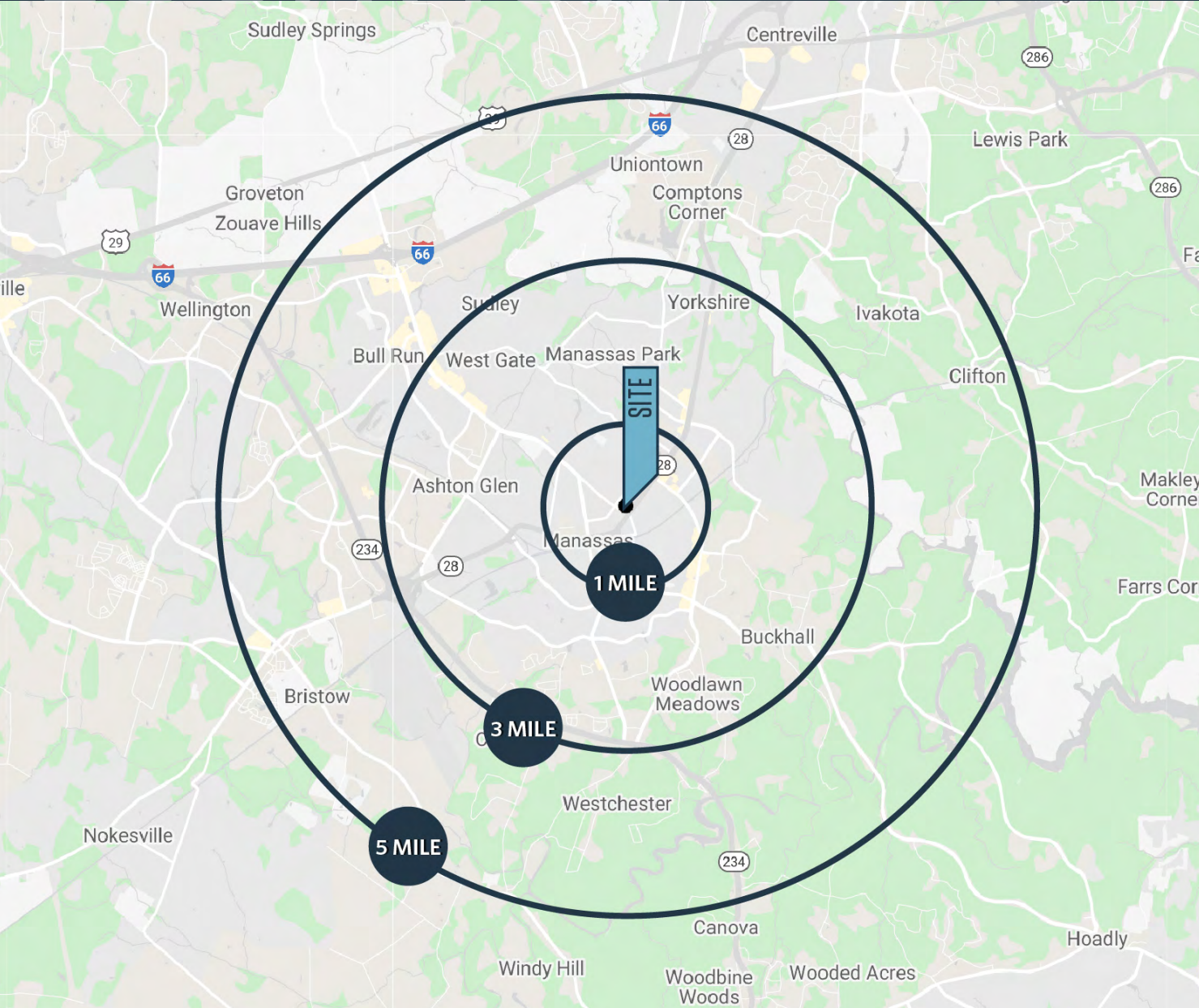
DALLON L. CHENEY

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LOCATION

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	15,764	106,537	171,203
Daytime Population	12,435	41,722	77,440
Households	5,345	33,103	54,625
Average HH Income	\$129,813	\$138,311	\$150,405
Median HH Income	\$101,754	\$105,303	\$111,303

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Sudley Rd.	18,198 ADT
Centreville Rd.	26,561 ADT

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CLOSE-UP

MANASSAS CORNER

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PYLONS

MANASSAS CORNER

9221 SUDLEY ROAD, MANASSAS, VA 20110, PRINCE WILLIAM COUNTY

SUDLEY ROAD PYLON



ROUTE 28 PYLON



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FOR MORE INFORMATION, PLEASE CONTACT:

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