

FOR LEASE

# 8301 SUDLEY ROAD

MANASSAS, VA



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[www.cbre.us/8301sudley](http://www.cbre.us/8301sudley)

**CBRE**

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## PROPERTY INFO

### AVAILABILITY

8,058 SF on 0.62 Acres or 2,901 SF on Endcap

Freestanding Building Pad Site Opportunity

### PROPERTY HIGHLIGHTS

- + Freestanding Building
- + Located on prime hard corner at fully signalized intersection
- + Tremendous visibility
- + Directly off Sudley Road (40,920 VPD)
- + Join Nearby Retailers



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# MARKET AERIAL



148,276 VPD

## PROMENADE AT MANASSAS



## SUDLEY TOWNE PLAZA



## BALL RUN PLAZA



8301 SUDLEY ROAD

SALLY BEAUTY

## MANASSAS MALL



40,920 VPD



GOODWIN DRIVE

## Demographics

	40% of Traffic	60% of Traffic	80% of Traffic
Population	60,664	125,463	291,504
Population Density	8,910.98	6,158.78	4,862.31
Trade Area Size	6.81 Sq Mi	20.37 Sq Mi	59.95 Sq Mi

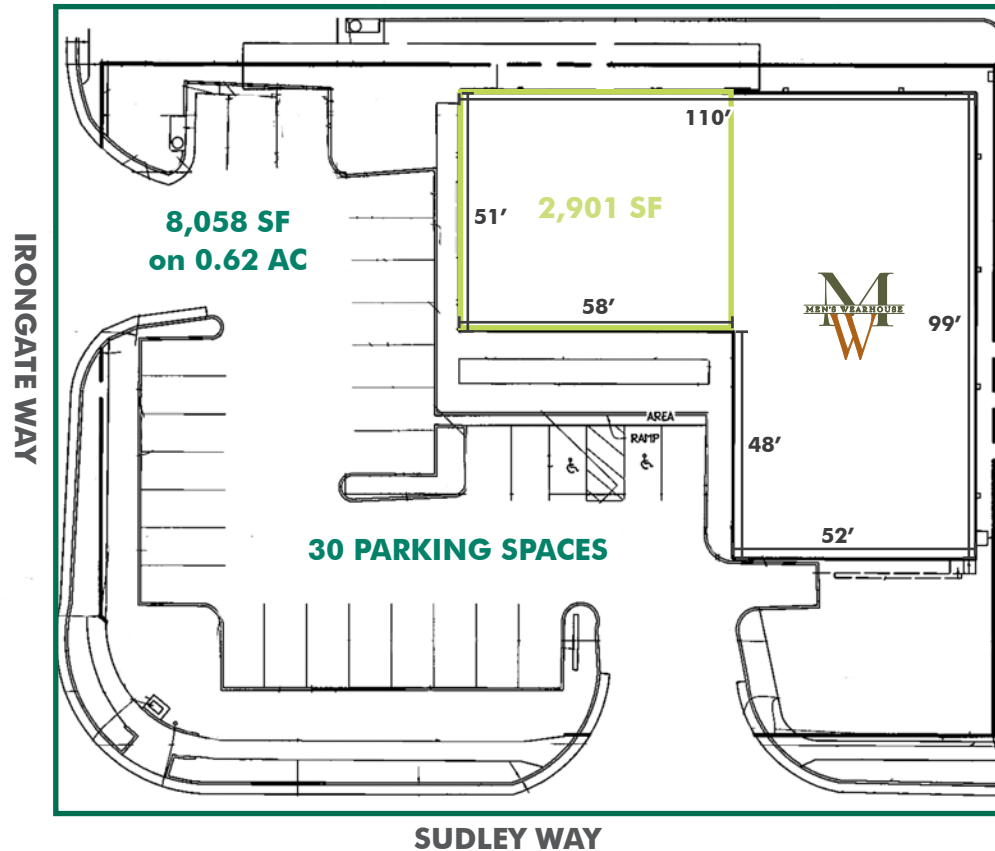
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## CONTACT US

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