MANASSAS CORNER

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

JOIN THESE RETAILERS

Walgreens · T-Mobile · ROAMING ROOSTER · burn boot camp · PREMIER MARTIAL ARTS · TWO AMIGOS

RETAIL AVAILABLE

- FULLY LEASED
- 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

SPACE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	"MARKET"	N/A	N/A
***EST. NNN:** $9.93 PSF			

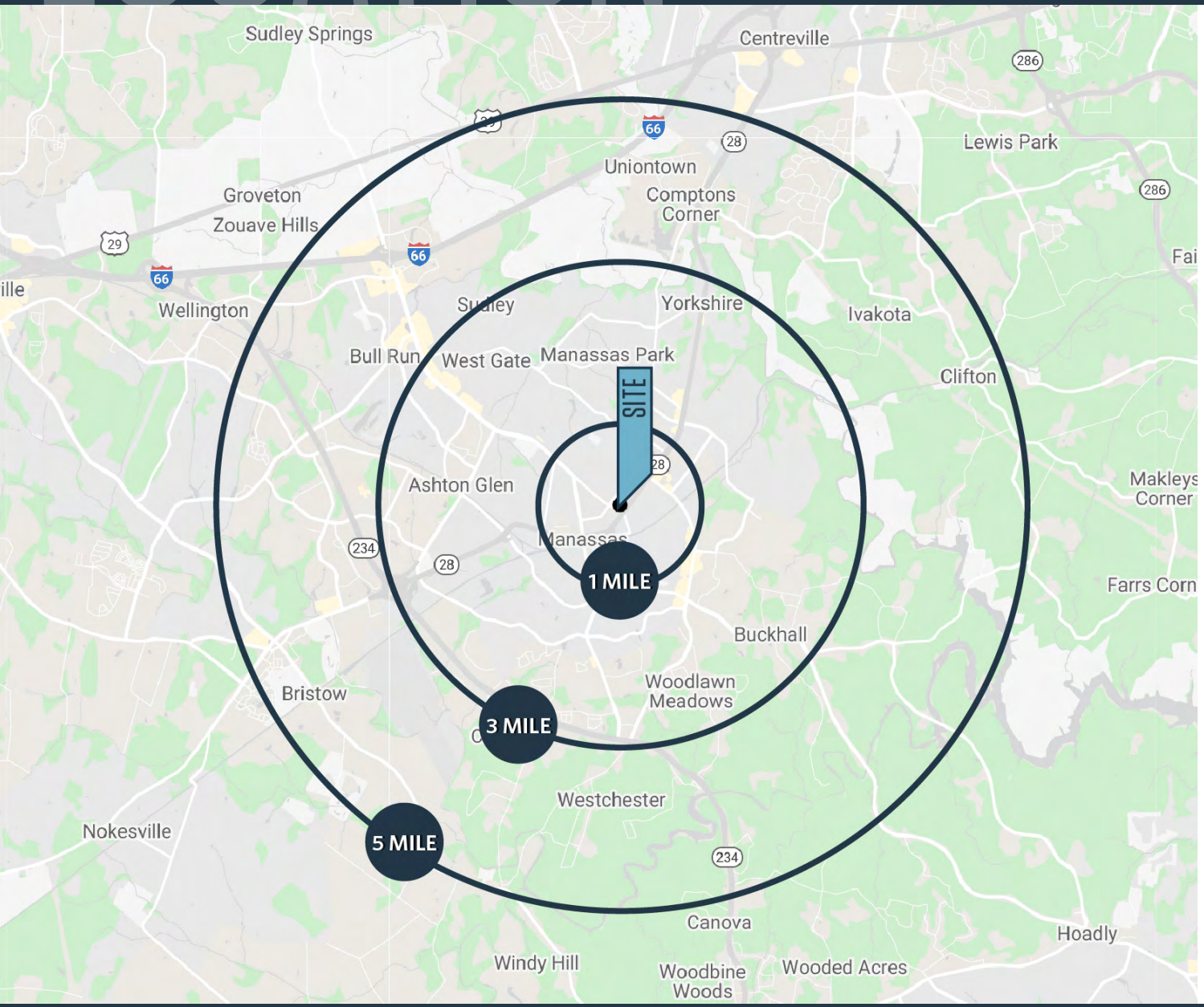
FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

LOCATION

MANASSAS CORNER

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



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	14,755	100,375	160,935
Daytime Population	11,765	37,797	66,569
Households	4,831	31,397	51,265
Average HH Income	$87,397	$105,847	$120,741
Median HH Income	$64,909	$83,933	$93,241

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2019:

Sudley Rd.	21,000 ADT
Centreville Rd.	27,000 ADT

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

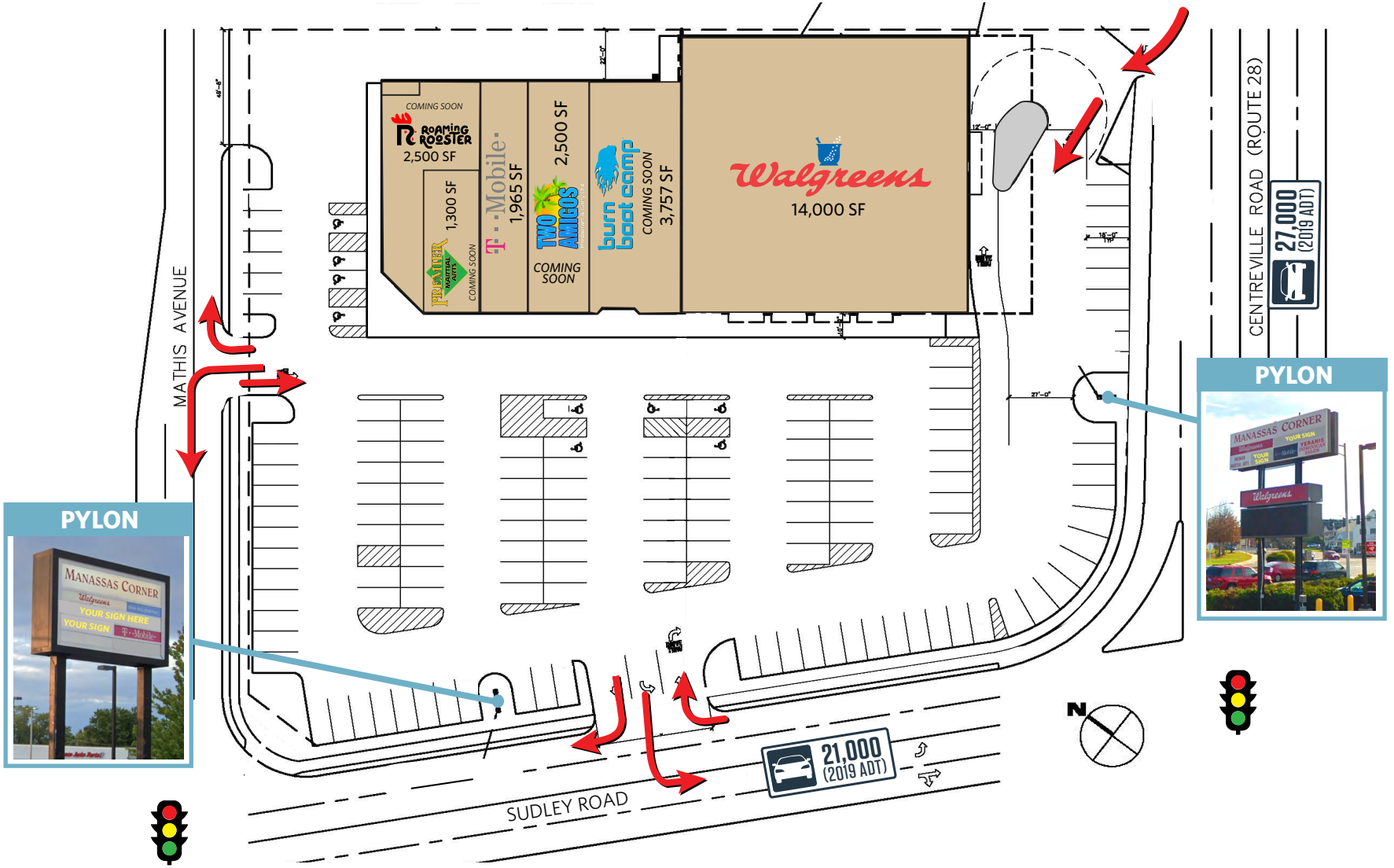
DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

SPACE PLAN

MANASSAS CORNER

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



FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

CLOSE-UP

MANASSAS CORNER

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

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

AERIAL

MANASSAS CORNER

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

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

klnb.com

facebook.com/KLNB @KLNBLLC linkedin.com/company/klnb instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.