

BULL RUN PLAZA

MANASSAS, VA





1,385 - 5,118 SF AVAILABLE



BULL RUN PLAZA MANASSAS, VA

- | Dominant shopping center in the marketplace
- | Prime location on Route 234 with easy access to I-66
- | Dynamic retail mix includes Dick's Sporting Goods, Giant Food, Marshalls, Party City, and more
- | Very prominent reader board, seen by 48,000 cars per day, available for tenant advertising

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 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



BULL RUN PLAZA
MANASSAS, VA

ROUTE 66 129,000 VPD

PARKRIDGE CENTER

LANE BRYANT



Bath & Body Works



KOHL'S



SUDLEY TOWN PLAZA



Burlington



SUDLEY ROAD 48,000 VPD

BLACKBURN DEVELOPMENT

415 RESIDENTIAL UNITS
115K SF OF RETAIL
1M SF OF OFFICE

PROMENADE AT MANASSAS



SUDLEY MANOR SQUARE



SUDLEY MANOR DRIVE



BULL RUN PLAZA

WESTGATE PLAZA



PORTSMOUTH STATION



MANAPORT PLAZA



SPROUTS
FARMERS MARKET

FESTIVAL AT MANASSAS SHOPPING CENTER



MANASSAS MALL



NEARBY SCHOOLS

MULLIN ES: 766 STUDENTS- 50 FACULTY
ELLIS ES: 611 STUDENTS, 42 FACULTY
STONEWALL JACKSON HS:
2562 STUDENTS, 142 FACULTY

SITE PLAN

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TENANT LIST

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#	SQ. FT	MERCHANT
01	5,610	VA ABC
02B	1,546	America's Best Wings
03A	1,497	Subway
03B	1,742	Tropical Smoothie Cafe
04A	60,000	Giant
04B	16,115	Party City
05	8,916	Five Below
08	6,250	Sol Beauty Supply
11	25,000	PetSmart
18	27,610	Michaels Arts & Crafts
19A	30,000	Ross Dress for Less
19B	9,500	Flower Gallery of Manassas
19C	10,665	Flower Gallery of Manassas
20	52,022	Dick's Sporting Goods
26A	5,118	Available
26B	4,000	Akasaka Sushi & Japanese Steak
27	1,360	Blue Chip Barber

#	SQ. FT	MERCHANT
28	2,000	Mariner Finance
29	1,640	GNC
30	10,000	Barnes & Noble
32	2,800	Old Virginia Tobacco Co.
33	2,000	Taty's Chicken
34	1,200	AQ Nails
35	1,200	Navy Federal Credit Union
36	1,200	Travel Leaders Vacation Center
37	4,267	FedEx
37B	1,994	Empower Martial Arts
38	1,385	Available
39	5,310	Bull Run Kitchen & Bath
40	6,500	Chili's Grill & Bar
45	23,139	Marshalls
45A	11,226	ULTA Beauty
48	1,488	Sweet Frog Frozen Yogurt
48A	1,455	Lin Grill Teriyaki House
48B	3,152	America's Best Contacts & Eyeglasses

#	SQ. FT	MERCHANT
50A	1,848	Hair Cuttery
50B	2,400	Pivot Physical Therapy
50C	1,848	GameStop
52	3,100	INOVA Go Health Services
53	3,100	Tony's NY Pizza
54	2,575	Anita's Mexican Restaurant
55	2,180	Available
56A	2,390	Night Watch Pediatric
57	2,000	Dairy Queen
58	1,520	European Wax Center
59	3,000	Orangetheory Fitness
60	2,000	Hangry Joe's Hot Chicken
61	1,600	Sally Beauty
62	8,042	Workout Anytime
65	12,808	Children of America
67	6,030	PR at Partners
68	5,216	Hallmark
70	1,932	The Halal Guys

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

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