

# BULL RUN PLAZA

MANASSAS, VA

1,385 - 5,118 SF AVAILABLE





RAPPAPORT  
CULTIVATING PLACES



## 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**



**FESTIVAL AT MANASSAS SHOPPING CENTER**



**MANASSAS MALL**



**MANAPORT PLAZA**



**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	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01	5,610	VA ABC	28	2,000	Mariner Finance	50A	1,848	Hair Cuttery
02B	1,546	America's Best Wings	29	1,640	GNC	50B	2,400	Pivot Physical Therapy
03A	1,497	Subway	30	10,000	Barnes & Noble	50C	1,848	GameStop
03B	1,742	Tropical Smoothie Cafe	32	2,800	Old Virginia Tobacco Co.	52	3,100	INOVA Go Health Services
04A	60,000	Giant	33	2,000	Taty's Chicken	53	3,100	Tony's NY Pizza
04B	16,115	Available	34	1,200	AQ Nails	54	2,575	Anita's Mexican Restaurant
05	8,916	Five Below	35	1,200	Navy Federal Credit Union	55	2,180	Available
08	6,250	Sol Beauty Supply	36	1,200	Travel Leaders Vacation Center	56A	2,390	Night Watch Pediatric
11	25,000	PetSmart	37	4,267	FedEx	57	2,000	Dairy Queen
18	27,610	Michaels Arts & Crafts	37B	1,994	Empower Martial Arts	58	1,520	European Wax Center
19A	30,000	Ross Dress for Less	38	1,385	Available	59	3,000	Orangetheory Fitness
19B	9,500	Flower Gallery of Manassas	39	5,310	Bull Run Kitchen & Bath	60	2,000	Hangry Joe's Hot Chicken
19C	10,665	Flower Gallery of Manassas	40	6,500	Chili's Grill & Bar	61	1,600	Sally Beauty
20	52,022	Dick's Sporting Goods	45	23,139	Marshalls	62	8,042	Workout Anytime
26A	5,118	Carter's	45A	11,226	ULTA Beauty	65	12,808	Children of America
26B	4,000	Akasaka Sushi & Japanese Steak	48	1,488	Sweet Frog Frozen Yogurt	67	6,030	PR at Partners
27	1,360	Blue Chip Barber	48A	1,455	Lin Grill Teriyaki House	68	5,216	Hallmark
			48B	3,152	America's Best Contacts & Eyeglasses	70	1,932	The Halal Guys

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MANASSAS, VA





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

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