

BULL RUN PLAZA

MANASSAS, VA

1,200 - 16,115 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



BULL RUN PLAZA MANASSAS, VA

- I Dominant shopping center in the marketplace with over 4.4M shoppers per year
- I Prime location on Route 234 with easy access to I-66
- I Dynamic retail mix includes Giant Food, Ulta, Barnes & Noble, Marshalls, and more
- I Very prominent reader board, seen by 59,600 cars per day, available for tenant advertising

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	25,458	73,861	182,925
 DAYTIME POPULATION	13,761	34,532	69,146
 HOUSEHOLD INCOME	\$96,447	\$118,218	\$135,375
 TRAFFIC COUNTS	59,600 on Sudley Road/Business 234		

CO-TENANTS



Parkridge Center
NAVY DMV DULUTH TRADING

Future Residential
Townhomes and Attached Condos
BULL RUN PLAZA
MANASSAS, VA

INTERSTATE 66 117,900 VPD



BALLS FORD ROAD

Bull Run
Regional Park

Promenade at Manassas
Ashley HOMESTORE
PROMENADE

LOWE'S

Sudley Towne Plaza
BEST BUY OUTLET
Burlington

Bull Run Plaza

Sudley Manor Square
SKY ZONE TRAMPOLINE PARK
TRUIST
amazonfresh

Mullen
Elementary
School



SUDLEY MANOR DRIVE



Westgate Plaza
Goodwill Industries of the Southern Piedmont
Tanner
Onelife FITNESS

LOMOND DRIVE

Portsmouth Station
REGENCY FURNITURE SHOWROOMS
ALDI
FAMILY DOLLAR

Festival at Manassas Shopping Center
GLOBAL FOOD
POTBELLY
Denny's

Unity Reed HS: 2,174 Students & 50 Faculty
Ellis ES: 611 Students, 42 Faculty

Manassas Mall
Walmart
FLOOR DECOR
at home

Manaport Plaza
SPROUTS FARMERS MARKET
OLLIE'S GOOD START CHICK
Gabe's

SITE PLAN

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TENANT LIST

BULL RUN PLAZA | MANASSAS, VA

#	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	Available	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	Lorena's Bakery and Cafe	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	Kohl's (Coming 2026)	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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BULL RUN PLAZA | 11010-11760 SUDLEY MANOR DRIVE, MANASSAS, VA

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