

PORTSMOUTH STATION

MANASSAS, VA

1,600 - 25,288 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



PORTSMOUTH STATION MANASSAS, VA

- I Ideally situated along a strong Northern Virginia trade area on the I-66 corridor
- I Established grocery anchored retail center focused on filling the needs of 200,000 nearby daytime residents
- I 50,000 vehicles travel daily on Sudley Rd

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	16,838	89,123	187,297
 DAYTIME POPULATION	12,964	77,462	131,901
 HOUSEHOLD INCOME	\$85,028	\$104,151	\$125,602

CO-TENANTS



PORTSMOUTH STATION MANASSAS, VA

ROUTE 66 129,000 VPD

BLACKBURN DEVELOPMENT

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

PROMENADE AT MANASSAS



BULL RUN PLAZA



PORTSMOUTH STATION



MANASSAS MALL



PARKRIDGE CENTER



SUDLEY TOWN PLAZA



SUDLEY MANOR SQUARE



WESTGATE PLAZA



FESTIVAL AT MANASSAS SHOPPING CENTER



MANAPORT PLAZA



SUDLEY ROAD / BUSINESS 234 50,000 VPD
SUDLEY MANOR DRIVE

SITE PLAN

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Space	Sq. Ft	Tenant Name
1	1,800	Wingstop Restaurant
2	1,200	J-VIP Salon
3	2,064	Jamil Sowen, DDS
4	4,500	Available
5	3,200	Pupuseria Oloculita
6	1,600	Available
7	1,600	Urban Nail Spa
8	1,600	A Deli
9	1,600	La Neveria Michoacana
10	1,600	Papa John's Pizza
11	1,600	Krave Shack
12	1,600	Ansaf Global Food
13	1,600	Manassas Vacuums
14	1,919	Lendmark Financial Services
15	924	Grill Kabob Express
16	4,397	The American Red Cross
17	1,231	Salon & Day Spa
18	4,000	Billiard's Cafe
19	25,288	Available
20	45,183	Regency Furniture
21	10,042	Family Dollar
22	4,134	Laundromat
23	21,593	ALDI
24	3,000	7-Eleven
25		Shell





PORTSMOUTH STATION | 10294 - 10404 PORTSMOUTH RD, MANASSAS, VA

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