

**BIG LOTS!**  
**MANASSAS, VA**  
35,375 SF AVAILABLE

**BIG LOTS!**

**CLOSING THIS LOCATION ONLY**

NO PARKING  
EXCEPT IN  
FIRE LANE

ENTIRE STORE  
UP TO 20%  
OFF  
NOTHING HELD  
BACK!

STORE CLOSING  
UP TO 20%  
OFF  
NOTHING HELD  
BACK!

7743  
FIRE EXIT  
DO NOT  
BLOCK





**RAPPAPORT**  
CULTIVATING PLACES

  
**AGREE REALTY**  
RETHINK RETAIL

## BIG LOTS! MANASSAS, VA

- | 35,375 square foot Big Box opportunity located within Sudley Town Plaza
- | The property is located on Sudley Road, with a signalized entrance off Sudley Manor Drive and easy access to Route 66
- | Sudley Road experiences high traffic volumes (48,000 CPD), making it a prime location within this trade area with limited Big Box opportunities
- | Nationally recognized cotenants in the area include Best Buy, Burlington, Walmart, Giant, Lowe's

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	24,467	76,249	192,722
 DAYTIME POPULATION	13,995	36,557	66,999
 HOUSEHOLD INCOME	\$91,759	\$113,981	\$136,454
 TRAFFIC COUNTS	48,000 on Sudley Road		

### CO-TENANTS





**BIG LOTS!**  
MANASSAS, VA

Promenade at Manassas



**LOWE'S**

**7743 Sudley Road**

Bull Run Plaza



Sudley Manor Square



Westgate Plaza



**FAIRMONT PARK**

Portsmouth Station



Festival at Manassas Shopping Center



Manassas Mall



Manoport Plaza



# SITE PLAN

BIG LOTS! | MANASSAS, VA

35,375 SF AVAILABLE



Sudley Road



**BIG LOTS! | 7743 SUDLEY ROAD, MANASSAS, VA**

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