BIG LOTS! MANASSAS, VA

35,375 SF AVAILABLE



RAPPAPORT CULTIVATING PLACES

AGREE REALTY
RETAIL

BIG LOTS!MANASSAS, VA

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

DEMOGRAPHICS 2024

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

CO-TENANTS





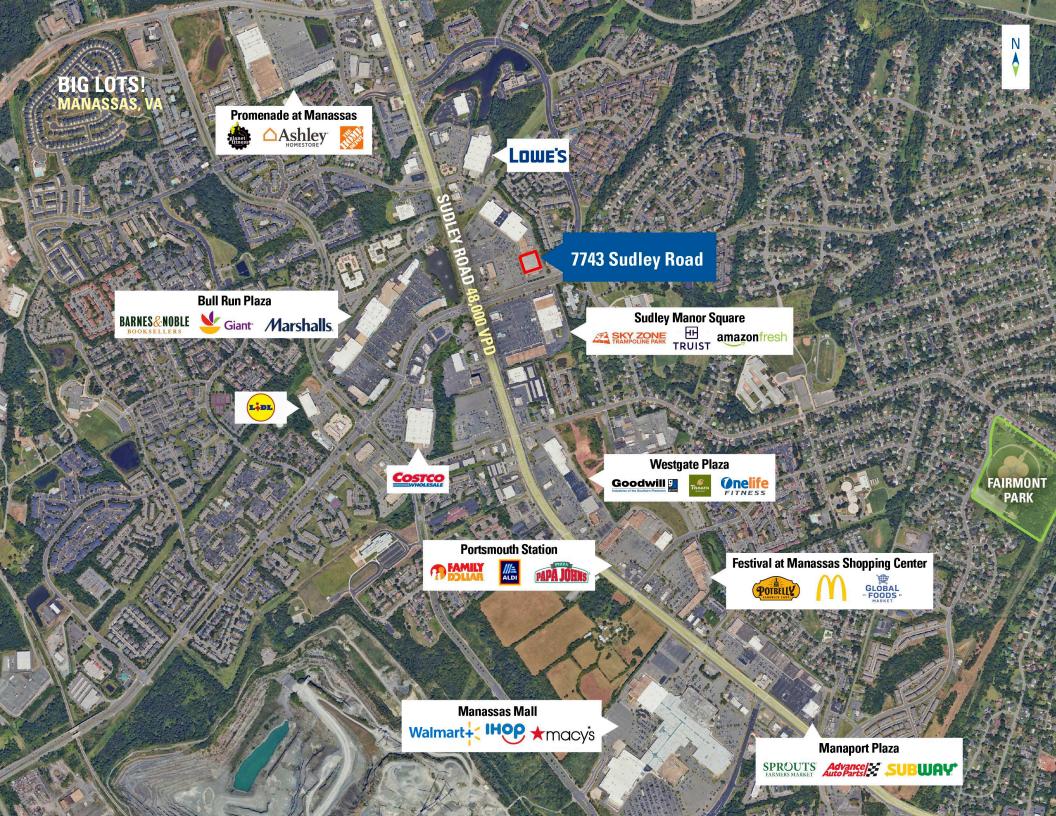












SITE PLAN

BIG LOTS! | MANASSAS, VA

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BIG LOTS! | 7743 SUDLEY ROAD, MANASSAS, VA

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