

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 2025

	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

SUDLEY ROAD 48,000 VPD

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

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Sudley Road



BIG LOTS! | 7743 SUDLEY ROAD, MANASSAS, VA

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