

# BIG LOTS!

MANASSAS, VA  
35,375 SF AVAILABLE



**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   |
|--------------------------------------------------------------------------------------------------------------|-----------------------|-----------|-----------|
|  <b>POPULATION</b>          | 24,467                | 76,249    | 192,722   |
|  <b>DAYTIME POPULATION</b> | 13,995                | 36,557    | 66,999    |
|  <b>HOUSEHOLD INCOME</b>  | \$91,759              | \$113,981 | \$136,454 |
|  <b>TRAFFIC COUNTS</b>    | 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**



**Manaport Plaza**



## SITE PLAN

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

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