

BIG LOTS!

MANASSAS, VA



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- 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 2026

	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





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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



Manaport Plaza



SITE PLAN
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