



Portsmouth Station

Manassas, VA

1,600 - 45,183 SF available

RAPPAPORT
CULTIVATING PLACES®

Manassas

Virginia

- Ideally situated along a strong Northern Virginia trade area on the I-66 corridor
- Established grocery anchored retail center focused on filling the needs of 200,000 nearby daytime residents
- 45,000 vehicles travel daily on Sudley Road



2025 Demographics

	1 mile	3 miles	5 miles
Population	19,568	92,771	187,903
Daytime Population	10,943	46,282	67,426
Household Income	\$92,561	\$123,069	\$145,394
Traffic Counts	45,000 on Sudley Road		

Co-Tenants



PORTSMOUTH STATION

MANASSAS, VA



Parkridge Center
OLD NAVY DMV DULUTH TRADING COMPANY

INTERSTATE 66 169,000 VPD



BALLS FORD ROAD

Promenade at Manassas
planet fitness Ashley HOMESTORE THE HOME DEPOT

LOWE'S

Bull Run Regional Park

Sudley Town Plaza
BEST BUY OUTLET Burlington

Bull Run Plaza
Giant ROSS KOHL'S BARNES & NOBLE Marshalls orangetheory FITNESS

Sudley Manor Square
SKY ZONE TRAMPOLINE PARK TRUIST amazonfresh

Mullen Elementary School



SUDLEY MANOR DRIVE



Westgate Plaza
Goodwill Industries of the Southern Piedmont Tanners TRISTAR OneLife FITNESS

LOMOND DRIVE

Portsmouth Station

Festival at Manassas Shopping Center
GLOBAL FOOD POTBELLY Denny's

Manaport Plaza
SPROUTS FARMERS MARKET OLLIE'S GOOD STUFF CHEF Gabes

Unity Reed HS: 766 Students & 50 Faculty
Ellis ES: 611 Students, 42 Faculty
Stonewall Jackson HS: 2562 Students, 142 Faculty

Manassas Mall
Walmart+ FLOOR DECOR at home The Home Decor Superstore

Site Plan

1,600 - 45,183 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	1,800	Wingstop Restaurant
2	1,200	J-VIP Salon
3	2,064	Jamil Sowan, DDS
4	4,500	Available
5	3,200	Pupuseria Oloculita
6	1,600	Available
7	1,600	Urban Nail Spa
8	1,600	A Deli
9	1,600	La Neveria Michoacana

Space #	Sq. Ft.	Tenant
10	1,600	Papa Johns
11	1,600	Krave Shack
12	1,600	Ansaf Global Food
13	1,600	Manassas Vacuums
14	1,919	Lendmark Financial Services
15	924	Grill Kabob Express
16	4,397	The American Red Cross
17	1,231	Salon & Day Spa
18	4,000	Billiard's Cafe

Space #	Sq. Ft.	Tenant
19	25,288	Available
20	45,183	Available
21	10,042	Family Dollar
22	4,134	Laundromat
23	21,593	Aldi
24	3,000	7-Eleven
25	-	Shell

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PORTSMOUTH STATION | 10294 - 10404 PORTSMOUTH RD, MANASSAS, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Will Collins | wcollins@rappaportco.com | 571.382.1225