

Bull Run Plaza

Manassas, VA

1,640 - 16,261 SF available

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CULTIVATING PLACES®

Manassas

Virginia

- Dominant shopping center in the marketplace with over 4.4M shoppers per year
- Prime location on Route 234 with easy access to I-66
- Dynamic retail mix includes Giant Food, Ulta, Barnes & Noble, Marshalls, and more
- Very prominent reader board, seen by 59,600 cars per day, available for tenant advertising





2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	25,458	73,861	182,925
Daytime Population	13,761	34,532	69,146
Household Income	$96,447	$118,218	$135,375
Traffic Counts	59,600 on Sudley Road/Business 234		

Area Retailers

The Area

- Located within close proximity to George Mason University-Science and Technology Campus, a 134-acre campus serving more than 4,000 students
- Nearby attractions include Splashdown Waterpark and Jiffy Lube Live, a live-music amphitheater with a 25,000-guest capacity



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Site Plan

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● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	5,610	Virginia ABC
02B	1,546	America's Best Wings
03A	1,497	Subway
03B	1,742	Tropical Smoothie Cafe
04A	60,000	Giant
04B	16,261	Available
05	8,916	Five Below
08	6,250	Sol Beauty Supply
11	25,000	PetSmart
18	27,610	Michaels Arts & Crafts
19A	30,000	Ross Dress for Less
19B	9,500	Flower Gallery of Manassas
19C	10,665	Flower Gallery of Manassas
20	52,022	Kohl's
26A	5,118	Carter's
26B	4,000	Akasaka Sushi & Japanese Steak
27	1,360	Blue Chip Barber
28	2,000	Mariner Finance

Space #	Sq. Ft.	Tenant
29	1,640	Available
30	10,000	Barnes & Noble
32	2,800	Old Virginia Tobacco Co.
33	2,000	Taty's Chicken
34	1,200	AQ Nails
35	1,200	Navy Federal Credit Union
36	1,200	Milan Laser Hair Removal
37	4,267	FedEx
37B	1,994	Empower Martial Arts
38	1,385	Lorena’s Bakery and Cafe
39	5,310	Bull Run Kitchen & Bath
40	6,500	Chili's Grill & Bar
45	23,139	Marshalls
45A	11,226	ULTA Beauty
48	1,488	Sweet Frog Frozen Yogurt
48A	1,455	Lin Grill Teriyaki House
48B	3,152	America's Best Contacts & Eyeglasses

Space #	Sq. Ft.	Tenant
50A	1,848	Hair Cuttery
50B	2,400	Pivot Physical Therapy
50C	1,848	Kay Jewelers
52	3,100	INOVA Go Health Services
53	3,100	Tony's NY Pizza
54	2,575	Anita's Mexican Restaurant
55	2,180	Kids United
56A	2,390	Night Watch Pediatric
57	2,000	Dairy Queen
58	1,520	European Wax Center
59	3,000	Orangetheory Fitness
60	2,000	Hangry Joe's Hot Chicken
61	1,600	Sally Beauty
62	8,042	Workout Anytime
65	12,808	Children of America
67	6,030	PR at Partners
68	5,216	Available
70	1,932	Qun Shawarma

The Property









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