

Portsmouth Station

Manassas, VA

1,600 - 4,500 SF Available
Up to 10,000 SF Pad Site 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





2026 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		

Area Retailers

WING STOP · PAPA JOHNS · RED WHITE & BLUE THRIFT STORE · ALDI · FAMILY DOLLAR · PUPUSERIA Olocuilta



Portsmouth Station

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Site Plan

1,600 - 4,500 SF available

● Space Available



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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	503 Bakery
7	1,600	LV Nail Salon
8	1,600	A Deli

Space #	Sq. Ft.	Tenant
9	1,600	La Neveria Michoacana
10	1,600	Papa Johns
11	1,600	Available
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

Space #	Sq. Ft.	Tenant
17	1,231	Salon & Day Spa
18	4,000	Billiard's Cafe
19	25,288	Black Friday Outlet
20	45,183	Red White & Blue Thrift
21	10,042	Family Dollar
22	4,134	Laundromat
23	21,593	Aldi
24	3,000	Available

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