



# Portsmouth Station

Manassas, VA

1,600 - 25,288 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



## 2026 Demographics

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

## Area Retailers



INTERSTATE 66 169,000 VPD

**Parkridge Center**

OLD NAVY DMV DULUTH TRADING

Bull Run Regional Park

BALLS FORD ROAD

**Promenade at Manassas**

planet fitness Ashley HOMESTORE THE HOME DEPOT

LOWE'S

SUDLEY ROAD 45,000 VPD

**Sudley Town Plaza**

BEST BUY OUTLET Burlington

**Bull Run Plaza**

Giant ROSS DRESS FOR LESS 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 9 Tanners Onelife FITNESS

LOMOND DRIVE

**Portsmouth Station**

**Festival at Manassas Shopping Center**

GLOBAL FOOD POTBELLY Denny's

PRINCE WILLIAM PARKWAY

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

**Manoport Plaza**

SPROUTS FARMERS MARKET OLLIE'S GOOD STUFF CHEF Gabe's

# Site Plan

1,600 - 25,288 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	Suzzies Quilt Shop
5	3,200	Pupuseria Oloculita
6	1,600	503 Bakery
7	1,600	Available
8	1,600	A Deli

Space #	Sq. Ft.	Tenant
9	1,600	La Neveria Michoacana
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

Space #	Sq. Ft.	Tenant
17	1,231	Salon & Day Spa
18	4,000	Billiard's Cafe
19	25,288	Available
20	45,183	Red White & Blue Thrift
21	10,042	Family Dollar
22	4,134	Laundromat
23	21,593	Aldi
24	3,000	7-Eleven

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