

RAPPAPORT

SUDLEY MANOR PLACE Manassas, Virginia

Pad Sites Available for Lease or Sale



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

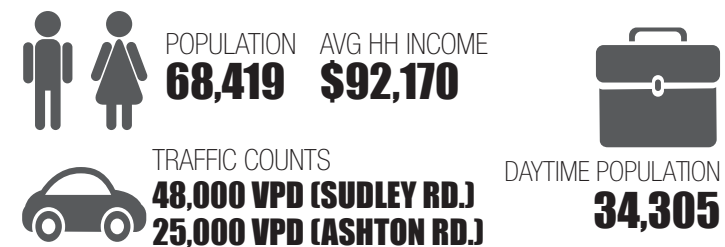
RAPPAPORT

SUDLEY MANOR PLACE Manassas, Virginia

Pad Sites Available for Lease or Sale



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2016 DEMOS



MAJOR AREA RETAILERS
**BULL RUN PLAZA (SHOPPERS, PETSMART, DICK'S, ROSS, FEDEX OFFICE),
 MANASSAS MALL (SEARS, WALMART, JC PENNEY), COSTCO, LOWE'S,
 SUDLEY TOWN PLAZA (BURLINGTON COAT FACTORY, BEST BUY),
 SUDLEY MANOR SQUARE (KMART, BB&T, RUGGED WEARHOUSE)**

CONTACT INFO:
 Pat O'Meara
 pomeara@rappaportco.com
 (T) 571.382.1218
 Kyle Gamber
 kgamber@rappaportco.com
 (T) 571.382.1216

SUDLEY MANOR PLACE FACTS AT-A-GLANCE

- Retail pad sites available from 1.5-1.7 Acres
- Located at a fully-signalized intersection with 48,000 VPD driving past the site
- Potential build-to-suit pad sites
- High population counts of more than 69,000 residents with average household incomes of \$89,161 within a 3-mile radius
- Centrally situated in a major retail corridor of Manassas, surrounded with many big box retailers and grocers
- Easy access to I-66 and major roads in Manassas
- Monument sign on Sudley Manor Drive & Ashton Avenue

DEMOGRAPHIC/SITE FACTS

| DEMOGRAPHICS (2016) | 1 MILE | 3 MILE | 5 MILE |
|---------------------|----------|----------|-----------|
| POPULATION | 20,763 | 68,419 | 167,934 |
| AVG HH INCOME | \$77,836 | \$92,170 | \$110,010 |
| EMPLOYEES | 11,366 | 34,305 | 78,604 |

SITE FACTS:
SPACE: Two Pads Available
CO-TENANT: Sheetz now open

8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

