

SUDLEY MANOR Square

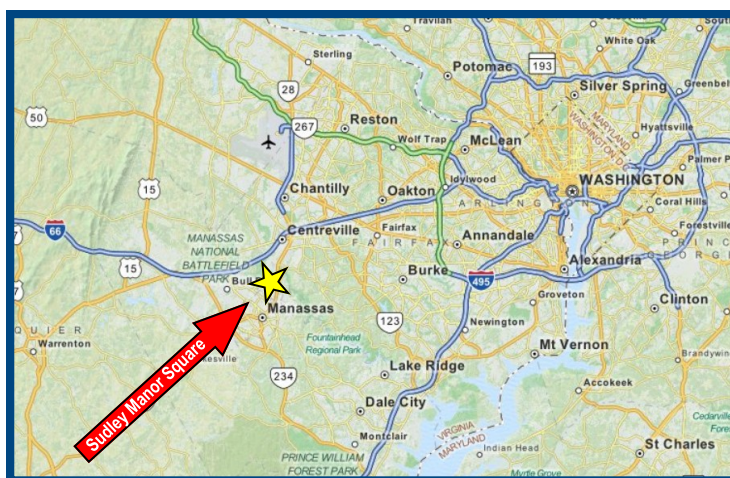
PAD & INLINE SPACE AVAILABLE
Sudley Manor Square Shopping Center, Manassas, VA 20109

Join:
NEW GRAND MART & PANERA BREAD
(Now Open!) (Coming Soon!)



Property Highlights

- ♦ **PAD Site availability: 2,375 SF w/patio seating.**
- ♦ **Small Shop availabilities: 1,250 SF — 10,500 SF.**
- ♦ Pad building anticipated delivery date of August 2026.
- ♦ Join newly opened New Grand Mart, and newly signed Panera bread.
- ♦ Less than one mile south of the Rt. 234/I-66 Interchange.
- ♦ Join long established tenants such as Chase Bank, Sky Zone, AutoZone, Café Rio, AAA, AT&T, and Pet Supplies Plus.
- ♦ Prime retail site in Sudley Manor commercial corridor.
- ♦ Direct visibility to more than **82,000 CPD**.
- ♦ Easy access via 3 curb cuts and ample parking.
- ♦ Parking Ratio: 5.43.



Leasing Contacts:

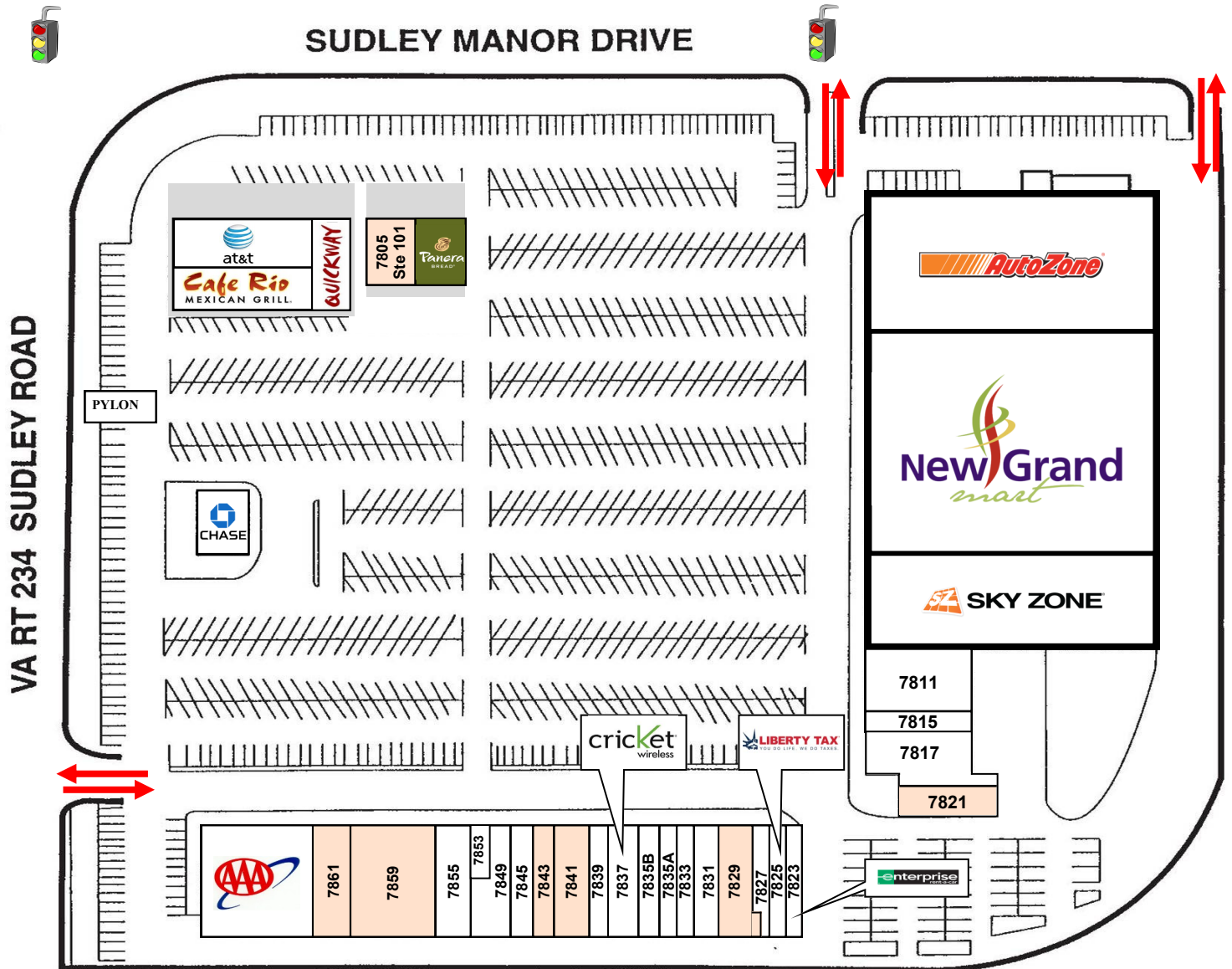
Marc Geffroy
marc@senecaprop.com
301-651-6385

Brad Kotz
brad@senecaprop.com
240-482-1291



www.senecaprop.com
Phone: 301-941-8000

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 Available	7861: 2,500 SF	7843: 1,916 SF	7829: 3,500 SF	7805, 101: 2,375 SF
	7859: 8,000 SF	7841: 2,500 SF	7821: 2,500 SF	

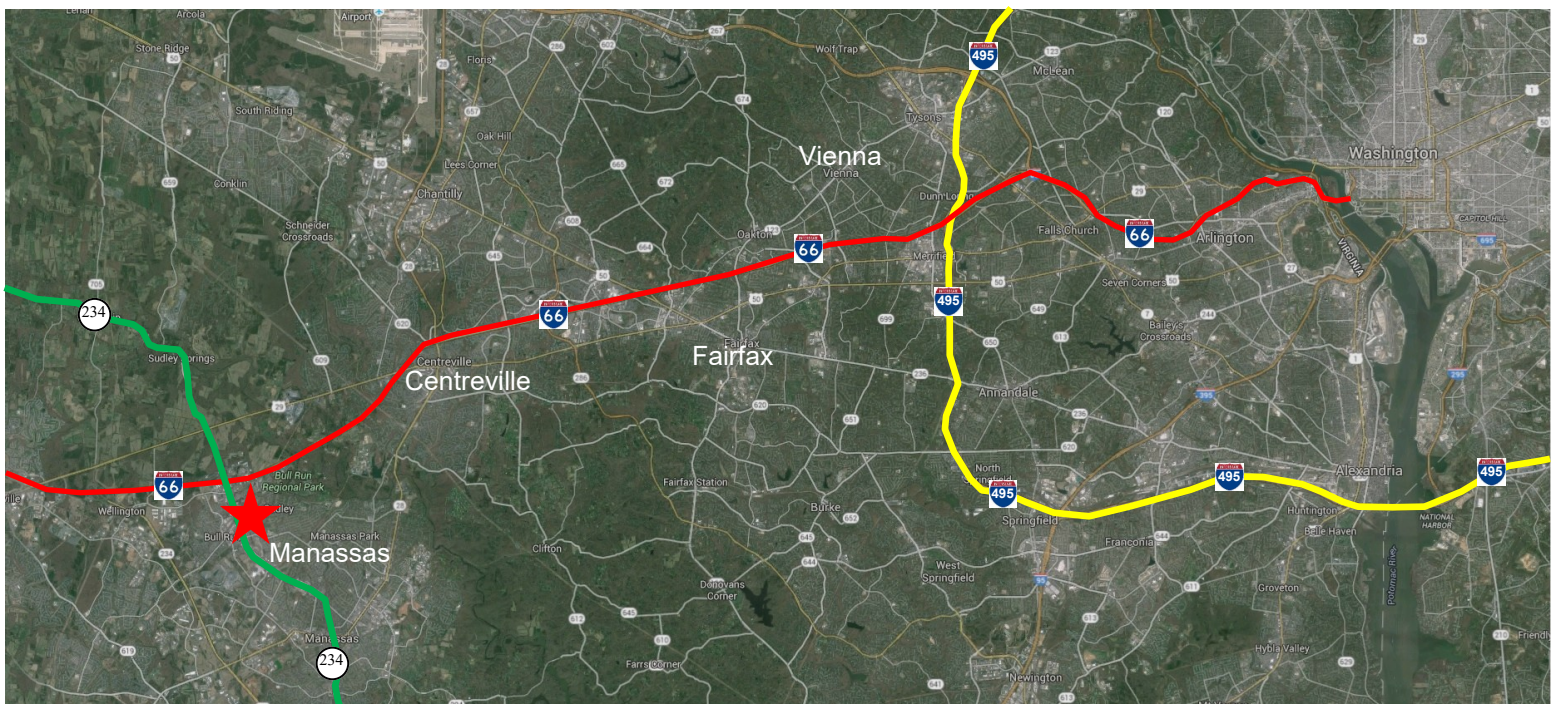
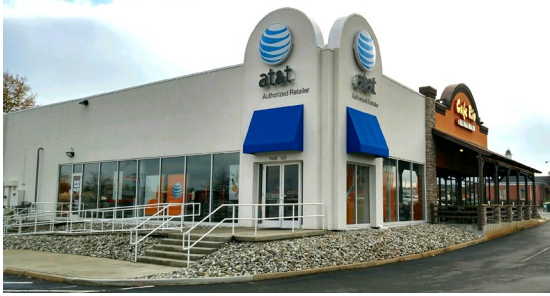
DEMOGRAPHICS (2025)

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	77,228	197,611
Households:	24,536	63,877
Average HH Income:	\$126,768	\$153,981

Cars visible per day (2024): More than 82,000 CPD



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Rt. 234 Manassas, VA Market Aerial

