

FOR LEASE

7731 DONEGAN DRIVE

Manassas, VA 20109

segALL GROUP
COMMERCIAL REAL ESTATE





Overview

7731 Donegan Drive is a 7,892 square foot freestanding restaurant site fronting Sudley Road (50,000 AADT) at the entrance to Bull Run Plaza, the dominant retail node in western Prince William County and one mile south of I-66 (135,000 AADT). The building sits on a pond with elevated visibility from Sudley Road, dedicated parking, and access from Donegan Drive with full circulation through the surrounding center. The site is available for restaurant reuse or redevelopment of the pad.

Quick Facts

Availability	Immediate
Size	7,892 square feet (View 360°)
Rental Rate	Negotiable
Net Charges	TBD
Parking	138 spaces

Nearby Tenants

KOHL'S · chili's · Marshalls · BARNES & NOBLE · ULTA BEAUTY · NAVY FEDERAL Credit Union · BANK OF AMERICA

Demographics

(2025)	1 mile	3 miles	5 miles
POPULATION	24,866	73,793	189,693
HOUSEHOLDS	8,411	23,170	60,826
AVG. HH INCOME	$105,740	$130,282	$154,719
DAYTIME POPULATION	28,449	73,447	176,869
TRAFFIC COUNT	50,000 AADT (Sudley Road)	26,000 AADT (Sudley Manor Drive)	

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Property Overview

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Exterior Photos

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Site Aerial

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Property Aerial

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Market Aerial

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Interested? Contact:

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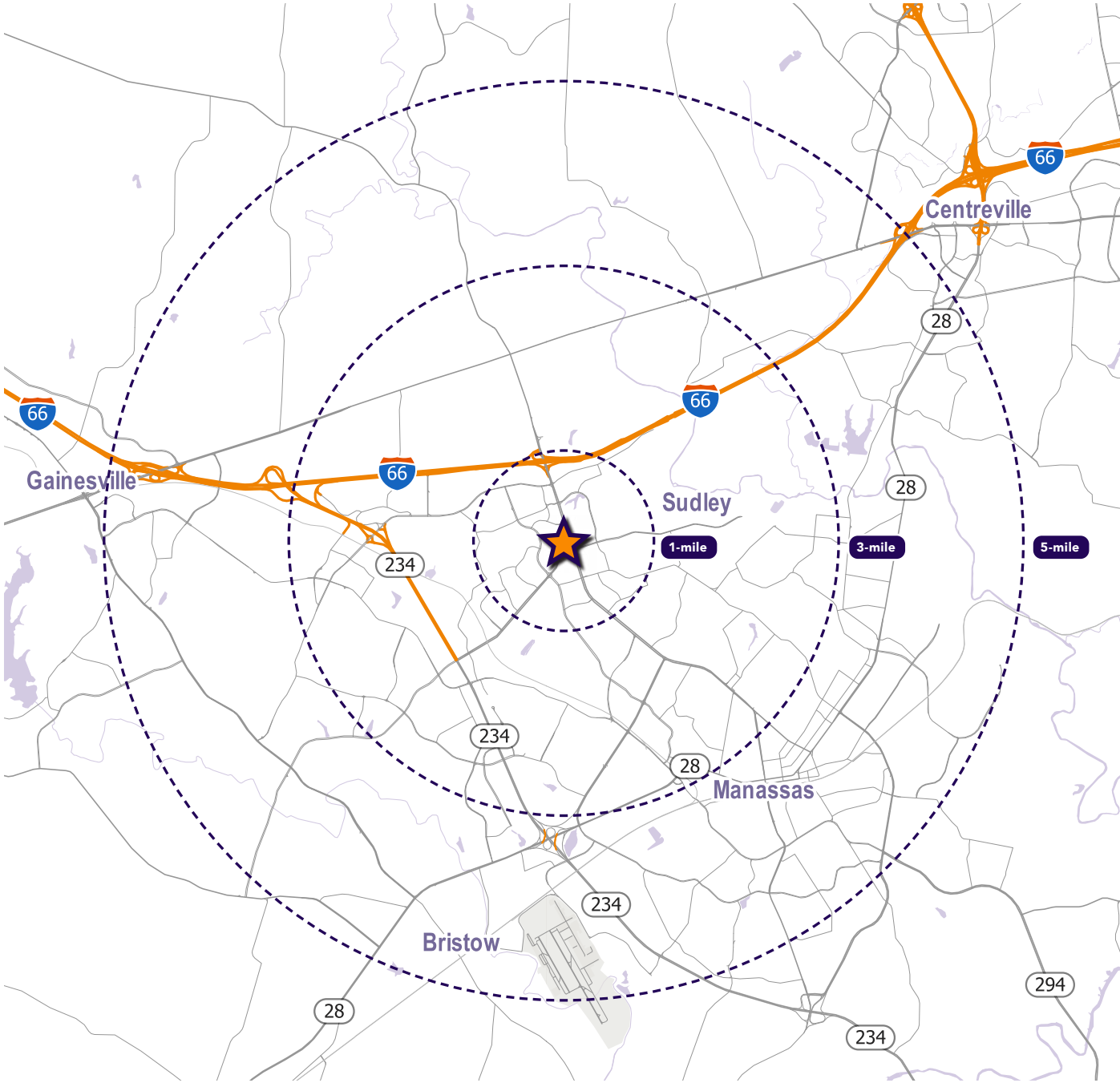

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