FOR LEASE





Panera BREAD **OPENING SOON!**



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COMMERCIAL REAL ESTATE

Sudley Manor Square

7801-7869 Sudley Road / Manassas, VA 20109

Overview

Located at the southeast corner of Sudley Road and Sudley Manor Drive, this well-located, grocery-anchored shopping center has five leasing opportunities with exceptional visibility and access. New Grand Mart, an international grocer, SkyZone and AutoZone anchor the development and drive steady customer visits and regional draw. With its mix of daily-needs and restaurant tenants and abundant surface parking, the property provides retailers an established footprint at the market's premier intersection.

Available Spaces

Availability Immediate

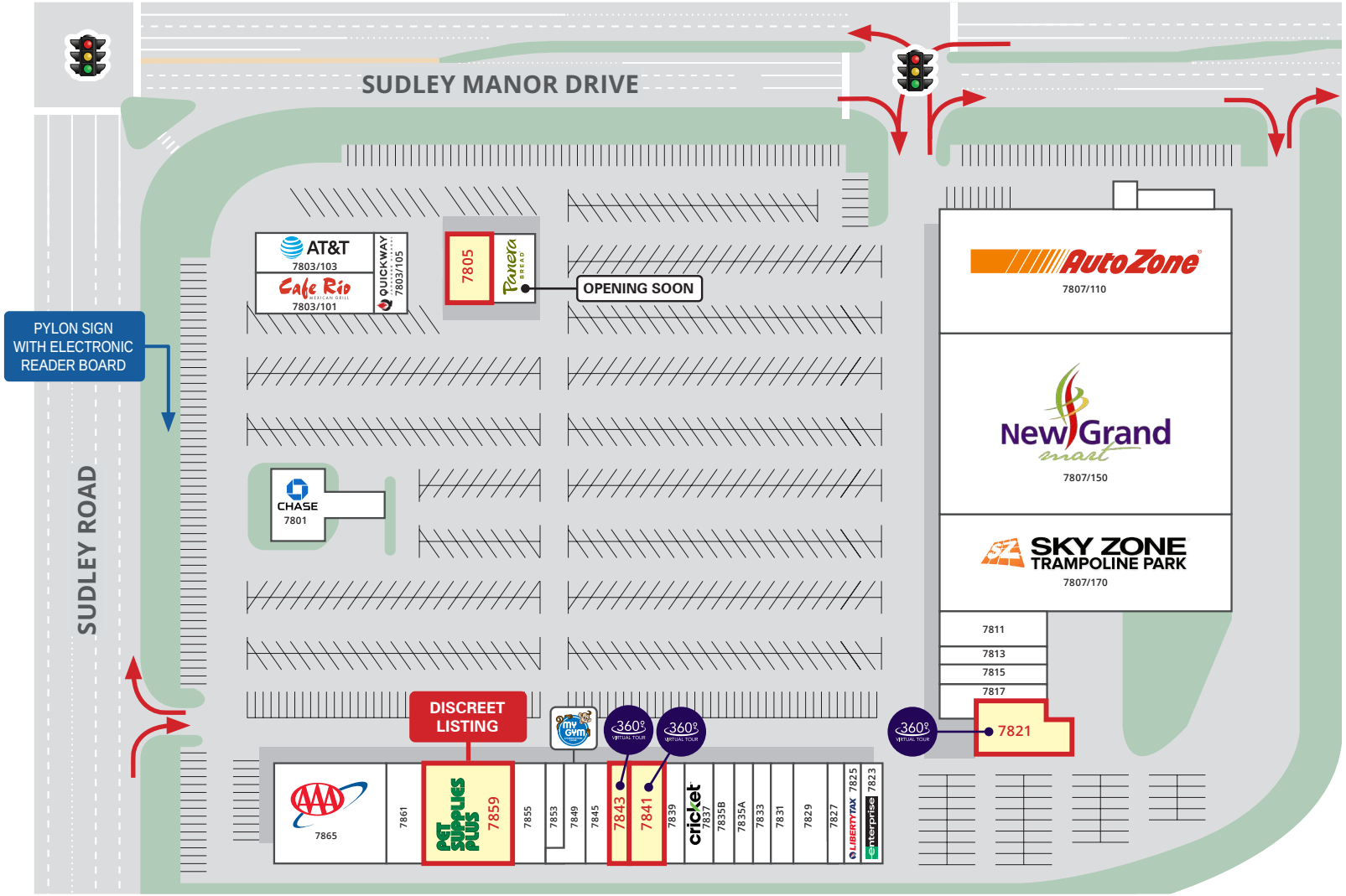
Size

Space 7805/101 ..... 2,375 SF *(Newly constructed endcap pad space w/ outdoor front patio)*
Space 7821 ..... 2,500 - 4,000 SF *(with 40'x40' front patio)*
Space 7841 ..... 2,500 SF
Space 7843 ..... 1,916 SF
Space 7859 ..... 8,000 SF

Tenants

New Grand mart · AutoZone · Café Rio Mexican Grill · Quick Pay · SKY ZONE Trampoline Park · Panera Bread · CHASE

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	24,428	78,206	195,779
HOUSEHOLDS	8,111	24,478	62,213
AVG. HH INCOME	$108,131	$132,695	$159,616
DAYTIME POPULATION	27,760	80,864	183,221
TRAFFIC COUNT	50,000 AADT (Sudley Road)	27,000 AADT (Sudley Manor Drive)	



SPACE	TENANT	SIZE (SF)
7801	Chase Bank	3,768
7803/101	Cafe Rio	3,000
7803/103	AT&T	2,854
7803/105	Quickway Hibachi	1,726
7805/101	**Available (with front outdoor patio)**	**2,375**
7805/103	Panera Bread (Opening Soon)	2,600
7807/110	AutoZone	35,764
7807/150	New Grand Mart	44,797

SPACE	TENANT	SIZE (SF)
7807/170	Sky Zone	24,695
7811/7813	Swiftdrop Laundry	5,400
7815	Dental Excellence	1,800
7817	Alfapan Bakery	2,900
7821	**Available (2nd Gen Restaurant)** 360° VIRTUAL TOUR	**2,500 - 4,000**
7823	Enterprise Car Rental	1,500
7825	Liberty Tax	1,560
7827	My Color Nails & Spa	1,250

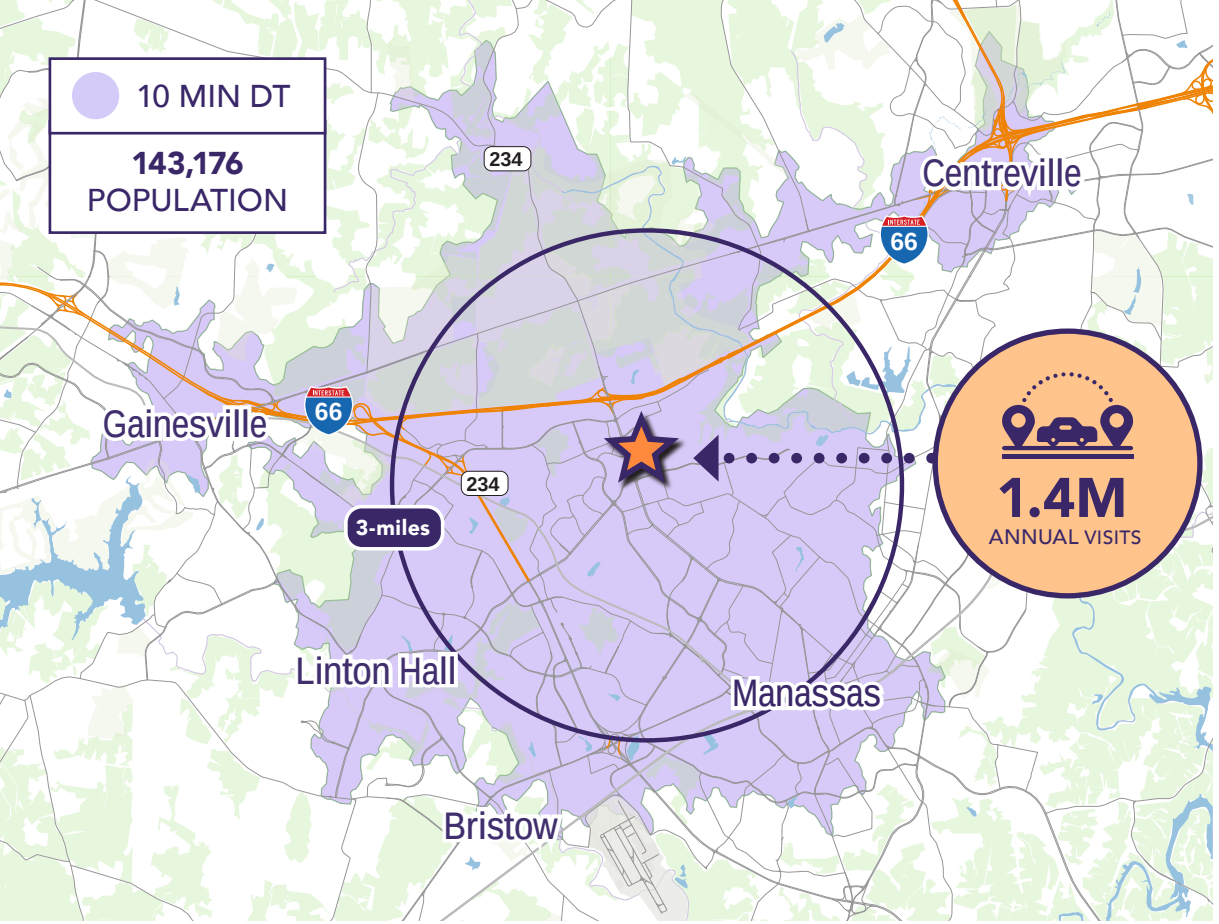
SPACE	TENANT	SIZE (SF)
7829	Paris Banh Mi	3,500
7831	Frontline Jiujitsu	2,000
7833	Massage Vigor	1,500
7835-A	La Michoacana Frozen Mix	1,500
7835-B	Spotlight Dance	3,000
7837	Cricket Wireless	2,000
7839	El Mirador	1,500
7841	**Available (2nd Gen Hair Salon)** 360° VIRTUAL TOUR	**2,500**

SPACE	TENANT	SIZE (SF)
7843	**Available (Partial Kitchen Build-Out)** 360° VIRTUAL TOUR	**1,916**
7845	Mediterranean Oven	1,860
7849	My Gym	2,700
7853	Shine Threading & Spa	805
7855	Arturo's Kitchen	2,278
7859	**Pet Supplies Plus**	**8,000**
7861	Remodel Design & Build	2,500
7865	AAA	7,592

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Site Plan

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LOCATION ADVANTAGES

1 MILE
PROXIMITY TO I-66

Located approximately one mile south of the I-66 interchange.

THREE
ENTRANCES & EXITS

Multiple access points serving the property.

PYLON SIGNAGE

Featuring a large pylon sign with an electronic reader board.

KEY REGIONAL CORRIDOR

Sudley Manor Drive links Manassas to Bristow, Gainesville, and Fauquier County.

11.1%
PREDICTED POPULATION GROWTH FROM **2025 TO 2035**

$110,445
AVERAGE DISPOSABLE HH INCOME

10 MINUTE DRIVE TIME

NEARBY DEVELOPMENT ACTIVITY

PARKRIDGE CENTER REDEVELOPMENT



Bethesda developer is rezoning about **27 acres** of the 31 acres at Parkridge Center that includes:

536
Residential Units

5,500 SF
Pocket Park & Playground

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Market Profile

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Exterior Photos

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Pad 3, 7805/101

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Property Aerial

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Market Aerial

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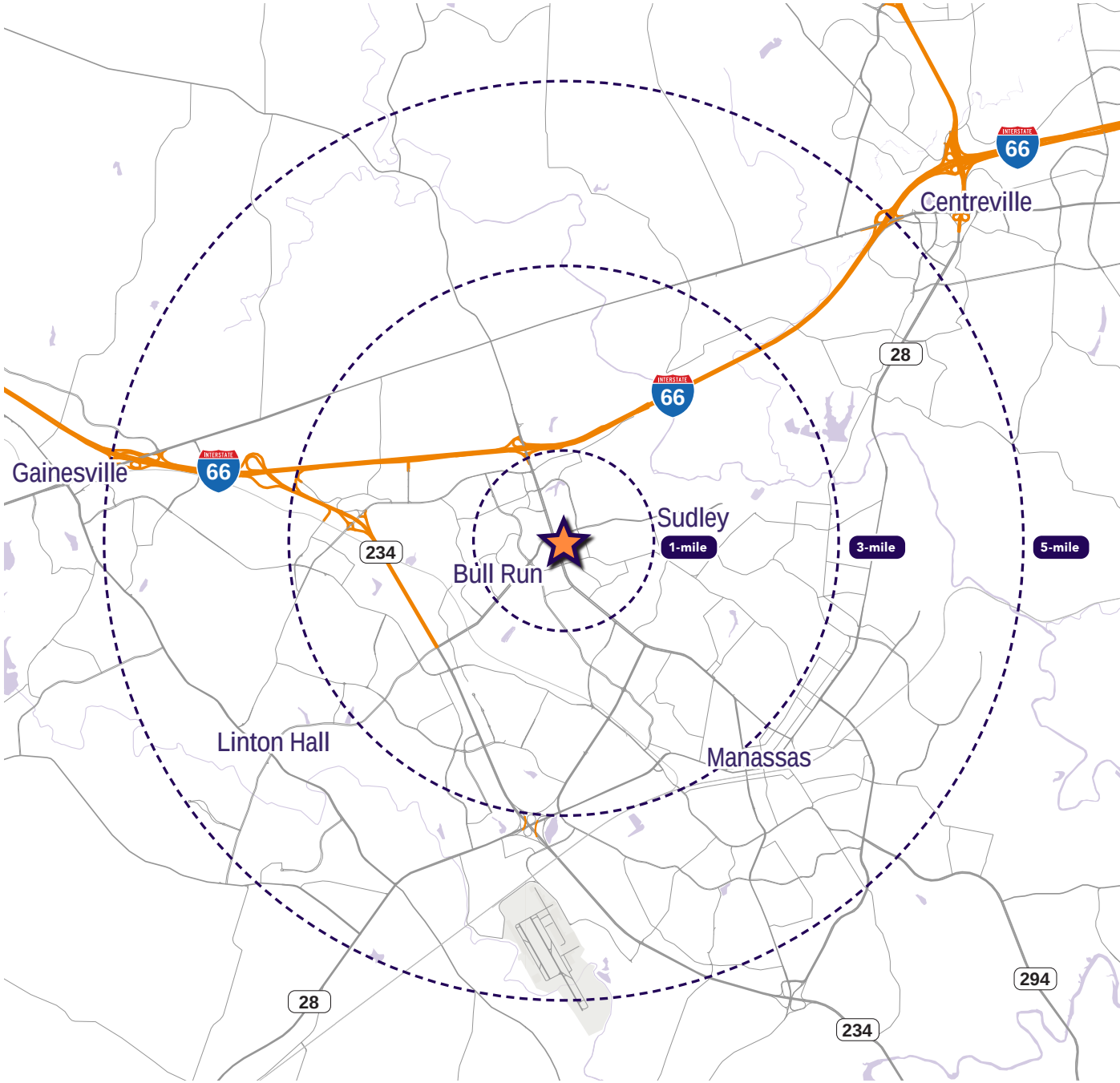
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