Sears

8200 Sudley Road, Manassas, VA 20109

Existing Sears Available

Space
Sears (One Level): 128,568 sf.

Ceiling Height:
Slab to Slab 18'3 and Slab to Drop 13'9 and 20'3 within the Auto Center

Zoning
B-1 General Business

Possession
To Be Arranged

Asking Rent
Available Upon Request

Comments

- 126,568 sf former Sears available for lease

- Top-tier Northern Virginia submarket with close proximity to Tysons Corner and Washington, DC

- Great visibility from Sudley Road with 39,000 VPD

- Part of Manassas Mall, which recently traded in Q1 2020 to a new operator with a renewed vision for the larger project

Demographics

Distance	'20 Pop	Avg. HHI	Households
1 Mile	14,467	$61,654	4,883
3 Miles	92,442	$78,170	25,592
5 Miles	180,872	$95,793	57,135
10 Miles	456,665	$119,940	150,332

Co-Tenants

Michaels Where Creativity Happens | DICK'S SPORTING GOODS | BEST BUY | THE HOME DEPOT

at home The Home Décor Superstore | Walmart | macy's

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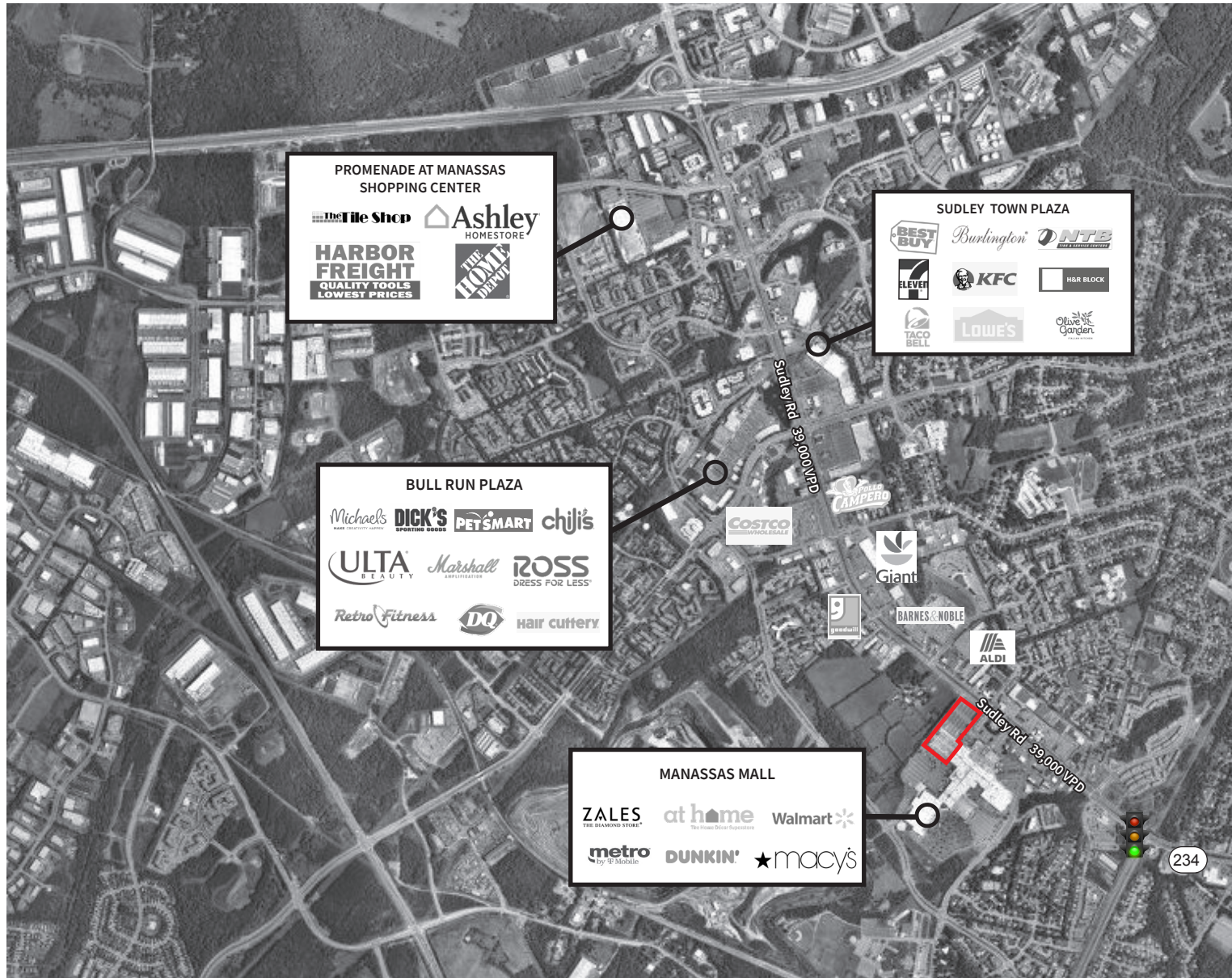+1 202 738 0406
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JLL®

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Market Aerial

PROMENADE AT MANASSAS SHOPPING CENTER
The Tile Shop · Ashley HOMESTORE · HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES · THE HOME DEPOT

SUDLEY TOWN PLAZA
BEST BUY · Burlington · NTB · 7 ELEVEN · KFC · H&R BLOCK · TACO BELL · LOWE'S · Olive Garden

BULL RUN PLAZA
Michaels · DICK'S SPORTING GOODS · PETSMART · chili's · ULTA BEAUTY · Marshall · ROSS DRESS FOR LESS · Retro Fitness · DQ · hair cuttery

Sudley Rd 39,000 VPD

POLLO CAMPERO

COSTCO WHOLESALE

Giant

goodwill · BARNES & NOBLE

ALDI

Sudley Rd 39,000 VPD

MANASSAS MALL
ZALES THE DIAMOND STORE · at home · Walmart · metro by T Mobile · DUNKIN' · macy's

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Area Retailers