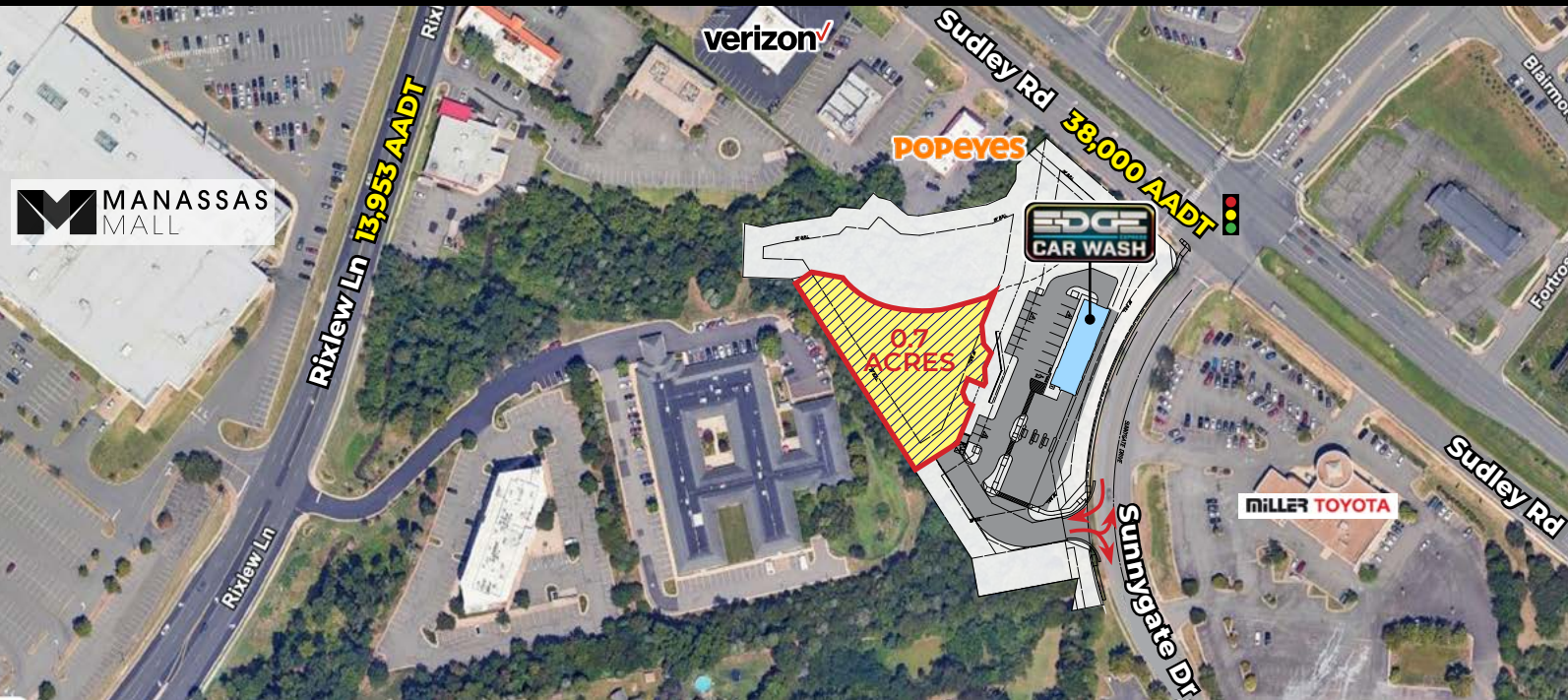


0.7 ACRES FOR SALE

BULL RUN – MANASSAS VIRGINIA

8430 SUDLEY ROAD | MANASSAS, VA 20109

TKACH GROUP
COMMERCIAL REAL ESTATE



RETAIL PAD – ADJACENT TO NEW CAR WASH

- Surrounded by great retail:



- Adjacent to very busy Edge Express Car Wash Coming Soon!

www.EdgeExpressCarWash.com

- Perfectly located in between MANASSAS MALL & UVA Health PW Medical Center



**CLICK FOR
LOCATION**



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TRAFFIC COUNTS

Sudley Rd: 38,000 AADT
I-66: 146,000 AADT

5 MILE DEMOGRAPHICS



Population
189,648



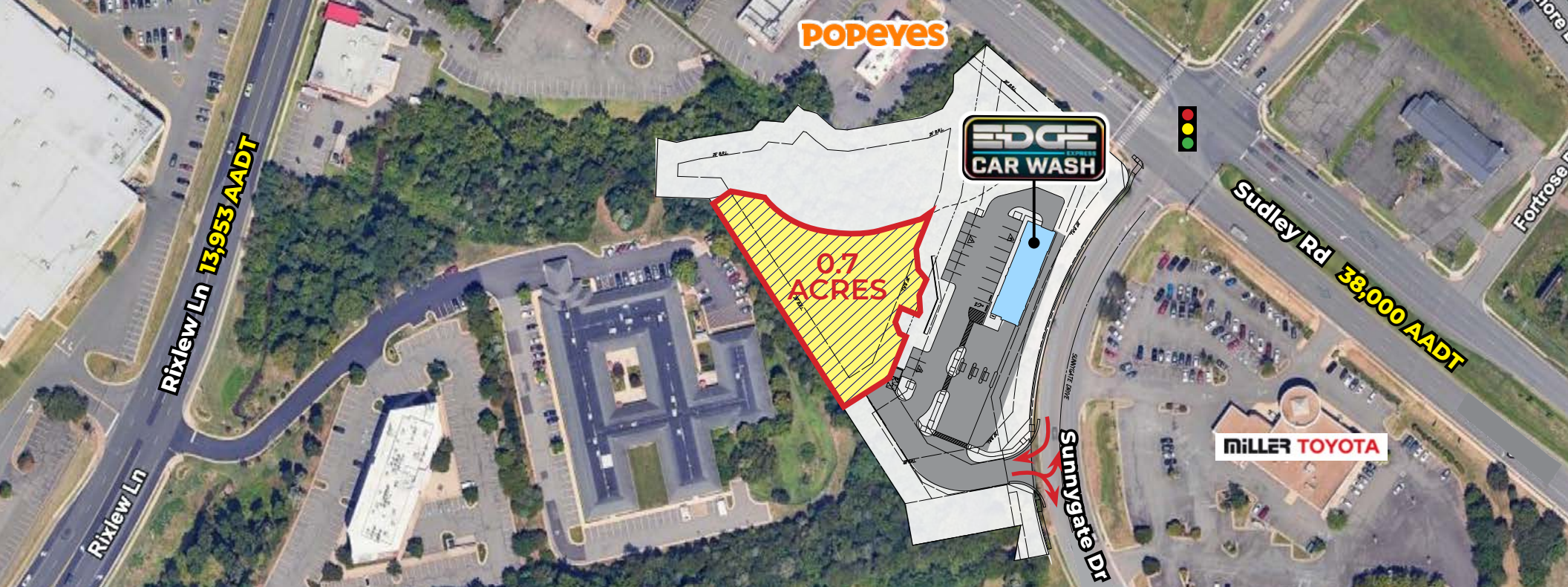
Households
59,883



Median HH Income
\$113,848



Daytime Pop.
166,756



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WWW.TKACHGROUP.COM

Broker of Record: AO Retail Projects Inc. | 118 Edge Hill Road, Annapolis, MD 21405