



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

10701 BALLS FORD RD, MANASSAS, VA 20109



JOIN AREA RETAILERS:



PROPERTY FEATURES

- Do not disturb tenant, for further information contact listing broker
- 1.61-acre pad site available for ground lease
- Located at the heavily trafficked corner of Sudley Road and Balls Ford Road
- High visibility corner location with a free standing pylon sign available
- Zoned B-1

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

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BOOSALIS PROPERTIES | 13562 Jefferson Davis Hwy., Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

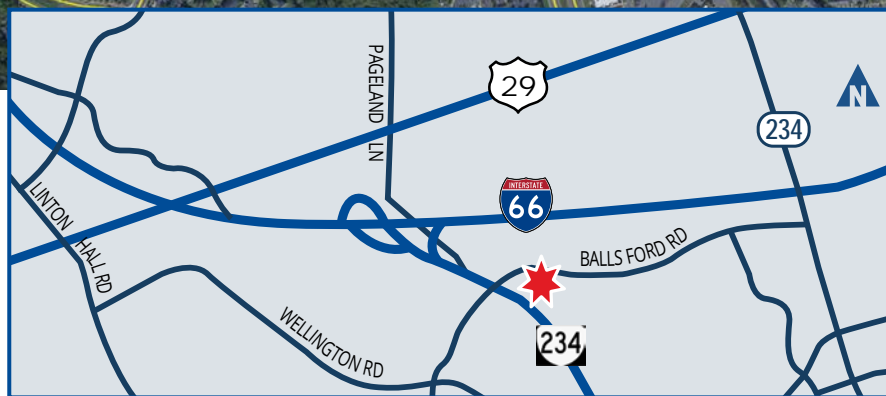
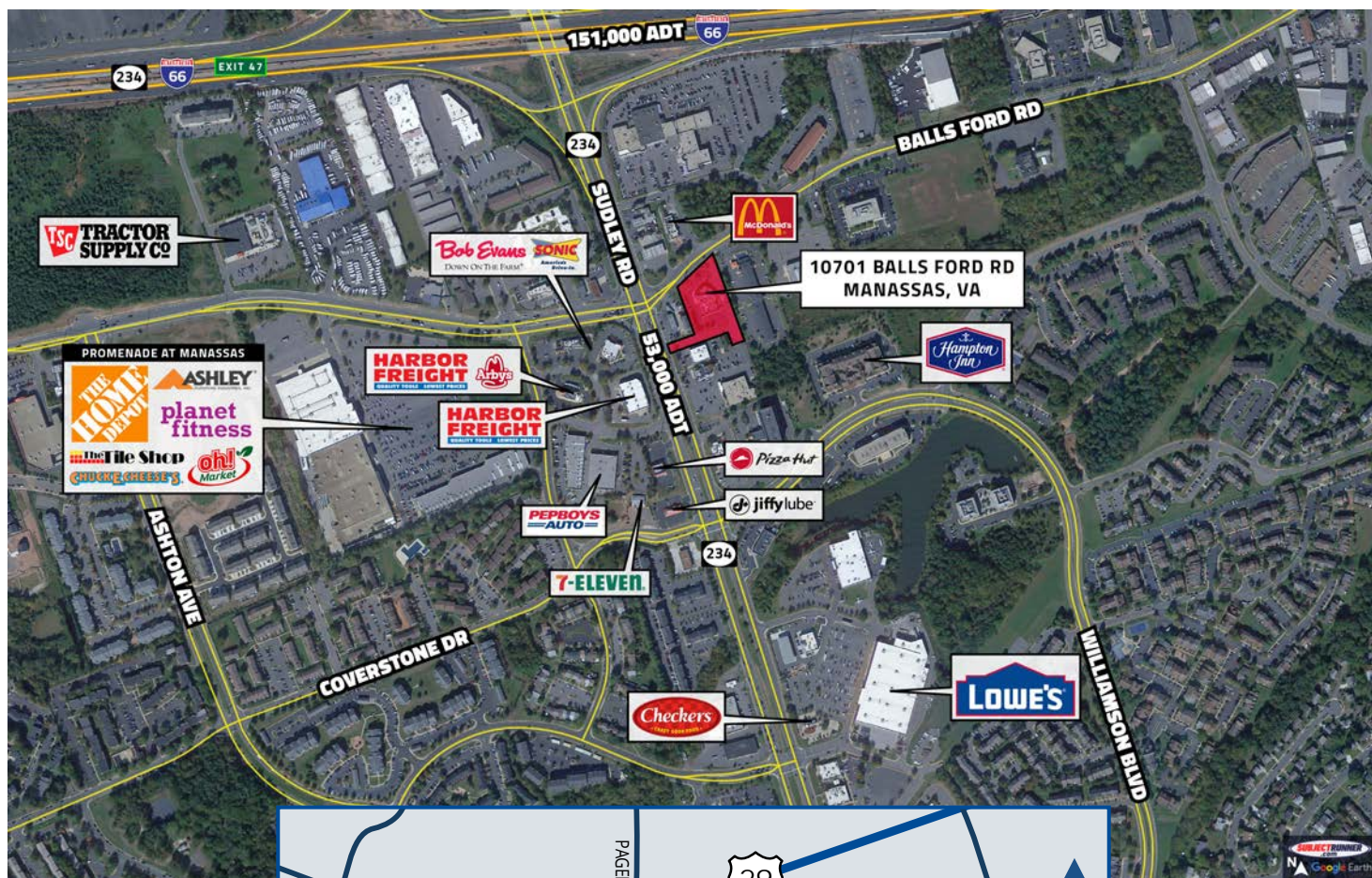
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DEMOGRAPHICS 2020

	1 MILE	3 MILE	5 MILE
Population	14,645	59,996	184,365
Daytime Population	7,724	32,758	77,418
Households	4,800	19,178	59,265
Average HH Income	\$91,435	\$97,120	\$120,134

TRAFFIC COUNTS 2019

Sudley Rd	53,000 ADT
Williamson Blvd	12,000 ADT

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