



# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL/MEDICAL OFFICE FOR LEASE 8525 ROLLING RD. MANASSAS, VA 20110



### PROPERTY OVERVIEW

This ground floor retail/medical office space is located within the attractive Mosaic Medical Center building in Manassas, VA. Built in 2007, the property sits along the very busy Sudley Road (Rt. 234 Business corridor) with 43,000 VPD. This end unit location faces the main roadway with high visibility to Sudley Road. There is abundant parking onsite and plenty of natural light surrounding three sides of the space.

- Approximately 2,436 sf (potential to add 475 sf)
- \$36.00 psf, plus \$5.81 psf NNN
- Trash & water included, electricity & gas separate
- Ample parking for staff & customers
- Easy access in and out of the center to Sudley Road
- Building and monument signage available
- Zoned LRO

### AREA HIGHLIGHTS

Conveniently located on Sudley Road, this property is surrounded by an abundance of national retailers, restaurants, shopping centers and medical office professionals.

UVA Health Prince William Medical Center is across the street with 170 beds, 24/7 emergency room, 6,000+ inpatient visits and 60,000+ outpatient visits.

Dense, residential communities surrounding the property and all along Sudley Road.

Prince William County Courthouse and Old Town Manassas are less than 1 mile away.

Quick and easy access to Sudley Road, Route 234, Route 28 and I-66.

### FOR MORE INFORMATION

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

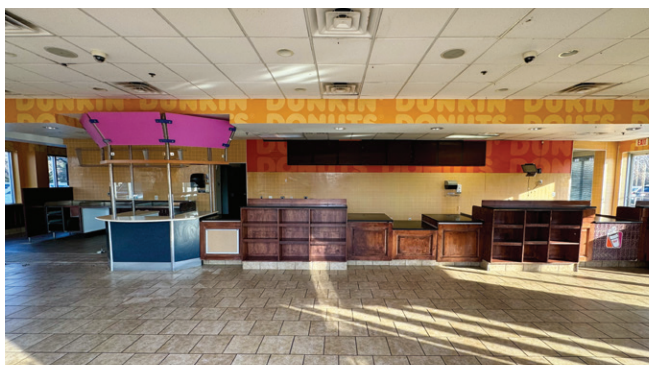
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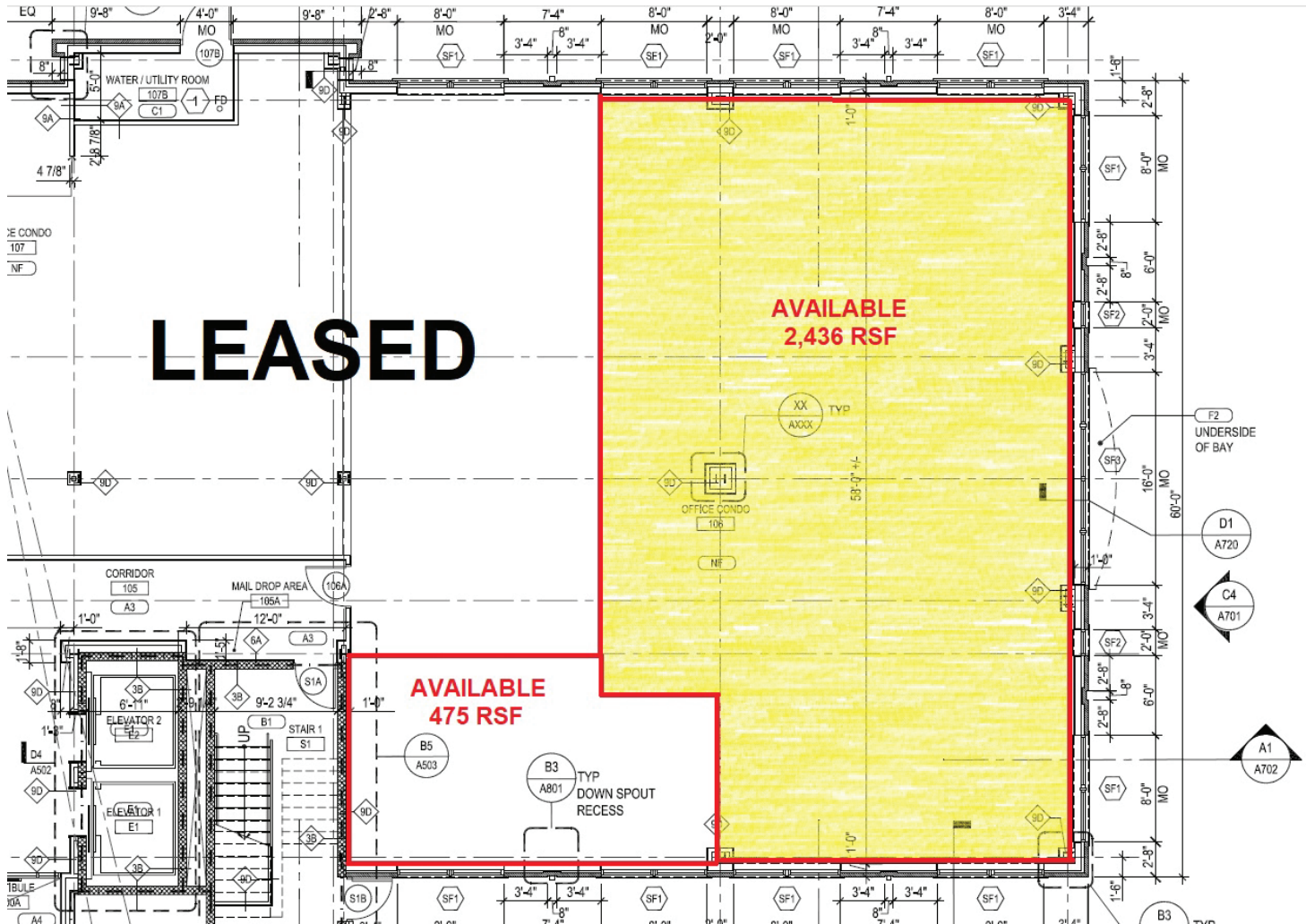
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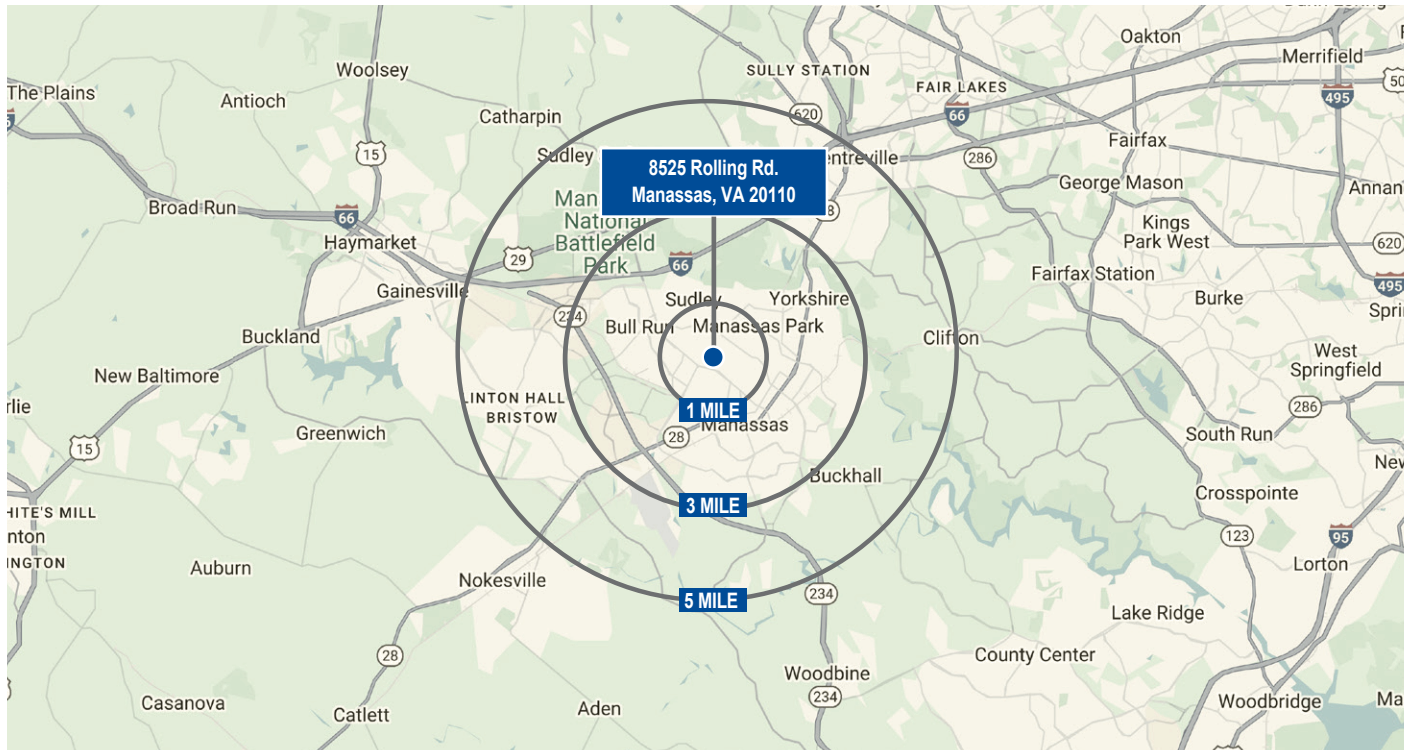


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### DEMOGRAPHICS



DEMOGRAPHICS 2024	1 MILE	3 MILES	5 MILES
Population	19,461	118,283	183,105
Households	5,814	37,631	57,836
Average HH Income	\$136,462	\$115,076	\$134,444
Median HH Income	\$108,111	\$92,725	\$109,868

Route 234 Business (Sudley Road) averages about 43,000 vehicles per day.

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