

9930 BATTLEVIEW PKWY

MANASSAS, VA

4.54 ACRES FOR SALE

RAPPAPORT
CULTIVATING PLACES

BATTLEVIEW PKWY

McLean Bible Church

Best Pet|Rx
American Public University
Ventech SOLUTIONS

Hilton Garden Inn

AIB

4.54 ACRES

MANASSAS NATIONAL BATTLEFIELD PARK HORSE TRAILER PARKING LOT
ROUTE 66

ROUTE 66 149,265 VPD

EQUINIX

ROUTE 66

dogtopia.

STC SERVICE TIRE TRUCK CENTERS

Public Storage

ROUTE 66

webuyanycar.com DeVry University

Holiday Inn AN IHG HOTEL

BALLS FORD ROAD
BELTSVILLE

RedRoof.

Winsupply OF MANASSAS

CENTURY PRESS INC. THE TOOL TRUCK STORE

KALISA





VA AUTOCARE

UNITED LIGHTING

9930 BATTLEVIEW PKWY MANASSAS, VA

- | 4.54 acres of land for sale on Route 66 in Manassas, VA
- | A billboard location on Route 66 with permanently unobstructed views from Fairfax County to the Blue Ridge Mountains
- | Adjacent to the Northern Virginia Community College Manassas campus and near multiple regional and national retailers, including Kohl's, Old Navy, The Home Depot, Golden Corral, Planet Fitness, TGI Fridays, Sonic Drive-In, and more
- | Situated on the south end of the Manassas National Battlefield Park (5,100 acres of historic land)

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	6,311	60,678	183,242
 DAYTIME POPULATION	11,271	43,677	132,496
 HOUSEHOLD INCOME	\$108,780	\$102,573	\$126,322
 TRAFFIC COUNTS	149,265 on Route 66		

AREA RETAILERS



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MANASSAS, VA

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PARKWAY

MANASSAS NATIONAL BATTLEFIELD PARK HORSE TRAILER PARKING LOT
ROUTE 66 149,265 VPD

EQUINIX

BALLS FORD ROAD

SUDLEY ROAD

ROUTE 66

webuyanycar.com

CENTURY PRESS INC.
THE TOOL TRUCK STORE

UNITED LIGHTING

Residence INN

LA QUINTA
INN & SUITES

NOVA
Northern Virginia
Community College

GOMOBILE
FITNESS

ENAMEL
DENTAL
STUDIO

Ventech Solutions
American Public University
Best Pet | Rx

McLean Bible Church

Hilton Garden Inn

COURTYARD
BY PARKROYAL

WYNDHAM GARDEN

STTC
SERVICE TIRE

Public Storage

Joyce Koons

Red Roof

Winsupply
OF MANASSAS

Holiday Inn
AN IHG HOTEL

dogtopia

bp

McDonald's

BOWLING WORLD

FREEDOM BANK

ExxonMobil

Quality

SUNOCO

7 ELEVEN

My Cravings

Hampton
by HILTON

BURGER KING

SHELL

SONIC

Bob Evans

Arby's

HARBOR FREIGHT

INFANTRY RIDGE ROAD

BATTLEVIEW PKWY

ROUTE 66

St. Joseph Coptic Orthodox Church

LIVING FAITH CHURCH

SHELL

COCKER
PIZZERIA

Hyatt Regency
Express

LA QUINTA
INN & SUITES

SHELL

Days Inn

MEHL
RESTAURANT AND BAR

BURGER KING

SONIC

Arby's

SITE PLAN

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