

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

INFANTRY RIDGE ROAD

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 2025

	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

INFANTRY RIDGE ROAD

BALLS FORD ROAD

SUDLEY ROAD



St. Joseph Coptic Orthodox Church

LIVING FAITH CHURCH

NOVA Northern Virginia Community College

LA QUINTA INNS & SUITES

GOMOBILE FITNESS

Ventech Solutions

APU American Public University

Best Pet Rx

McLean Bible Church

EQUINIX

STC SERVICE TIRE

Public Storage

dogtopia

UNITED LIGHTING

Joyce Koons

Red Roof

Win Supply OF MANASSAS

Holiday Inn AN IHG HOTEL

CENTURY PRESS INC. THE TOOL TRUCK STORE

webuyanycar.com DeVry University

bp

McDonald's

BOWLING WORLD

FREEDOM BANK

Residence INN BY MARSHBURY

ExonMobil

Quality

7-ELEVEN

My Cravings

Hampton by Hilton

Burger King

Shell

SUNOCO

SONIC

Bob Evans

Arby's

HARBOR FREIGHT

SITE PLAN

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Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com