

9930 BATTLEVIEW PKWY MANASSAS, VA

4.54 ACRES FOR SALE

RAPPAPORT
CULTIVATING PLACES

McLean Bible
Church

Best PetRx
American
Public
University
Ventech
SOLUTIONS

Hilton
Garden
Inn

AIB

4.54 ACRES

EQUINIX

ROUTE
66

dogtopia.

STC
SERVICE TIRE
TRUCK CENTERS

Public
Storage

ROUTE
66

webuyanycar.com
DeVry
University

Holiday Inn
AN IHG HOTEL

BELTSVILLE
VA AUTOCARE

RedRoof.

WinSupply
OF MANASSAS

CENTURY
PRESS INC.
THE TOOL
TRUCK STORE

KALISA

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



9930 BATTLEVIEW PKWY
MANASSAS, VA

LIVING FAITH CHURCH

St. Joseph Coptic Orthodox Church

NOVA Northern Virginia Community College

LA QUINTA
INN & SUITES

GOMOBILE
TIMES

ENAMEL
DENTAL
STUDIO

Ventech
Solutions

American
Public
University

Best PetRx

McLean Bible
Church

9930 BATTLEVIEW
PARKWAY

BATTLEVIEW PKWY

INFANTRY RIDGE ROAD

MANASSAS NATIONAL BATTLEFIELD PARK HORSE TRAILER PARKING LOT

ROUTE 66 149,265 VPD

EQUINIX

STC
SERVICE TIRE
TUBE & TYRES

Public
Storage

ROUTE
66

BALLS FORD ROAD

UNITED
LIGHTING

Joyce Koons

Red Roof

Win supply
OF MANASSAS

Holiday Inn
AN IHG HOTEL

dogtopia

CENTURY
PRESS INC.
THE TOOL
TRUCK STORE

SUNOCO

webuyanycar.com
DeVry
University

FREEDOM BANK
COMMERCIAL BANK

Residence INN
BY MARRIOTT

McDonald's

ExxonMobil

Quality

BOWLING
WORLD

7
ELEVEN

My
Cravings

Hampton
by Hilton

SUNOCO

Arby's

HARBOR
FREIGHT

Bob Evans

SONIC

MEHL

Days Inn

bp

Courtyard
by Marriott

WYNDHAM
GARDEN

Hilton
Garden
Inn

COCKEY
PIZZA

LA QUINTA
INN & SUITES

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SITE PLAN

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American Public University
APU
Ventech
SOLUTIONS

4.54 ACRES

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

Hilton Garden Inn

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