

8586 WELLINGTON ROAD

MANASSAS, VA

8.44 ACRES FOR SALE

RAPPAPORT
CULTIVATING PLACES



WELLINGTON ROAD

8.44 ACRES





PRINCE WILLIAM PARKWAY

8586 WELLINGTON ROAD

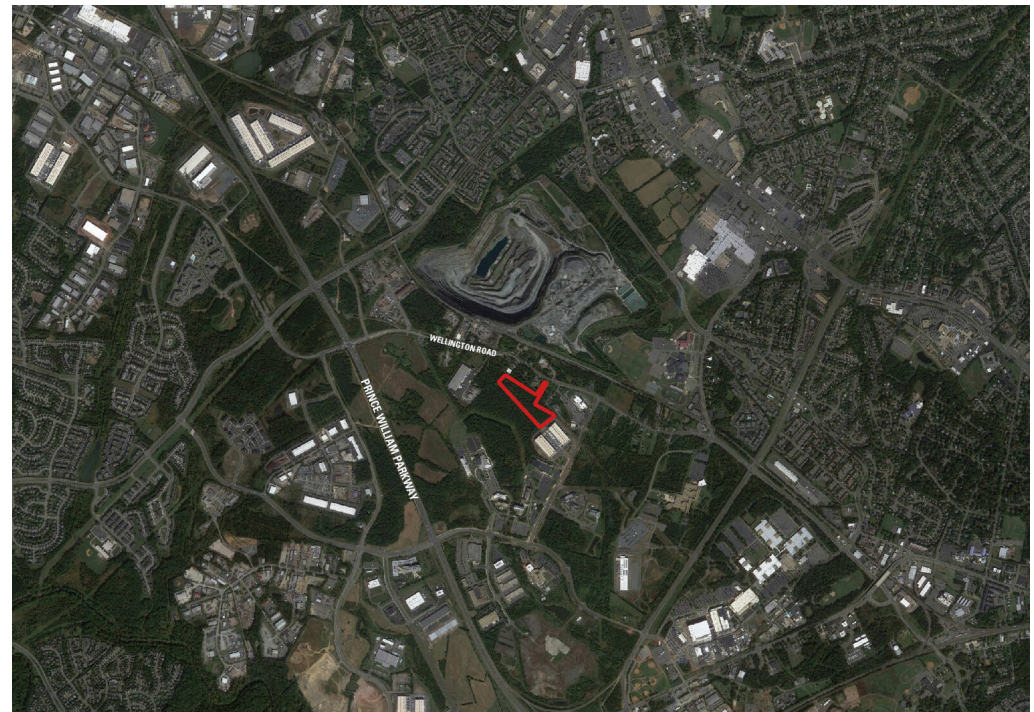
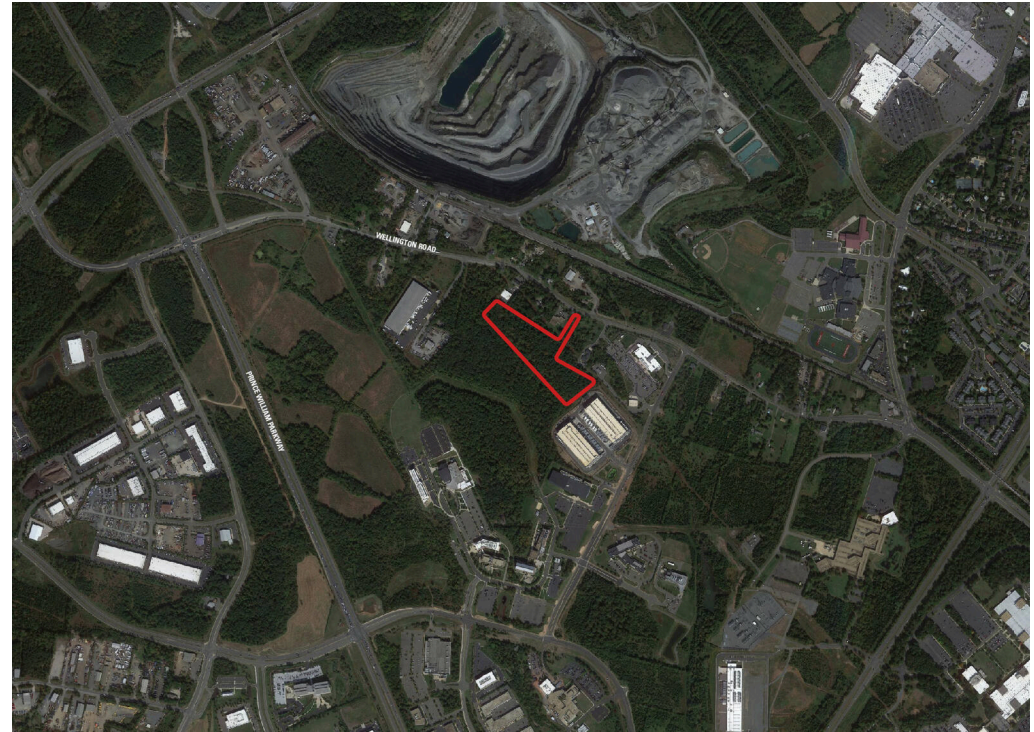
MANASSAS, VA

- | 8.44 acres of land for sale with M2 Zoning on Wellington Road in Manassas, VA
- | Located near Vulcan Lake and multiple regional and national retailers, including Walmart, Costco, Macy's, Giant Food, Lidl, Sheetz, and more
- | Situated near the Science & Technology campus for George Mason University

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	1,787	92,161	170,842
 DAYTIME POPULATION	3,948	72,897	124,005
 HOUSEHOLD INCOME	\$77,236	\$117,505	\$123,680
 TRAFFIC COUNTS	12,480 on Wellington Road		

AREA RETAILERS



8586 WELLINGTON ROAD
MANASSAS, VA

BLACKBURN DEVELOPMENT
415 RESIDENTIAL UNITS
115K SF OF RETAIL
1M SF OF OFFICE

BULL RUN PLAZA
Giant Party City
Marshalls DICK'S SPORTING GOODS
ROSS DRESS FOR LESS Michaels
DOLLAR TREE PET SMART

NEARBY SCHOOLS
MULLIN ES: 766 STUDENTS- 50 FACULTY
ELLIS ES: 611 STUDENTS, 42 FACULTY
STONEWALL JACKSON HS:
2562 STUDENTS, 142 FACULTY

PROMENADE AT MANASSAS



PORTSMOUTH STATION



FESTIVAL AT MANASSAS SHOPPING CENTER



MANASSAS MALL



LOWE'S

SUDLEY TOWN PLAZA



SUDLEY MANOR SQUARE



WESTGATE PLAZA



MANAPORT PLAZA



8586 WELLINGTON ROAD

SITE PLAN

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WELLINGTON ROAD

8.44 ACRES

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