

# 8586 WELLINGTON ROAD

## MANASSAS, VA

8.44 ACRES FOR SALE

**RAPPAPORT**  
CULTIVATING PLACES

WELLINGTON ROAD

8.44 ACRES

PRINCE WILLIAM PARKWAY









# 8586 WELLINGTON ROAD

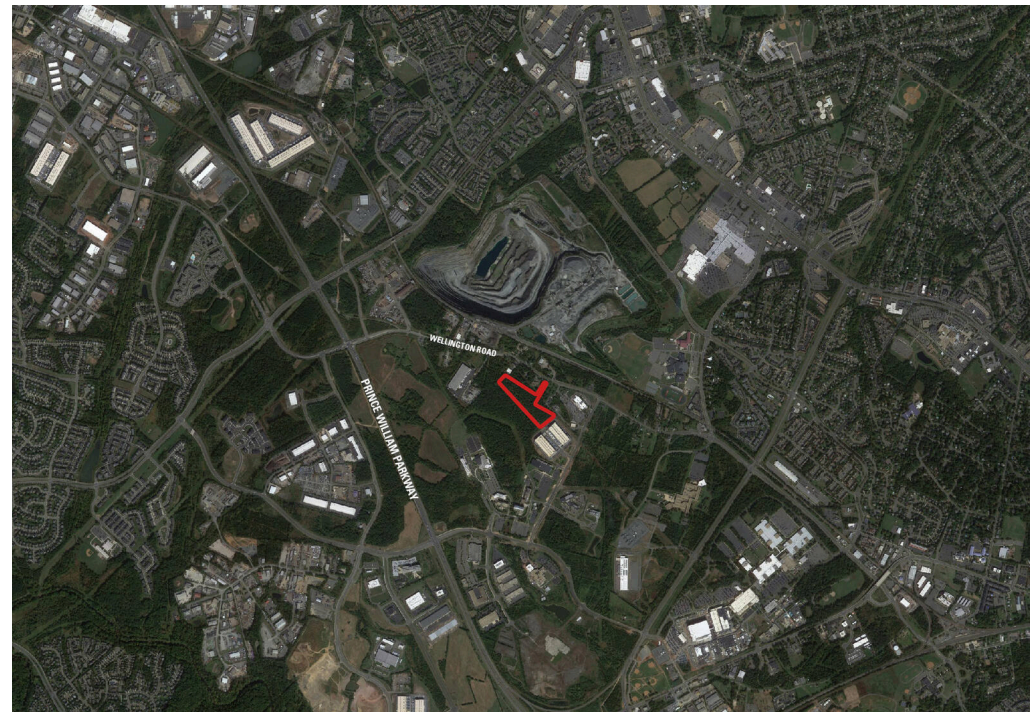
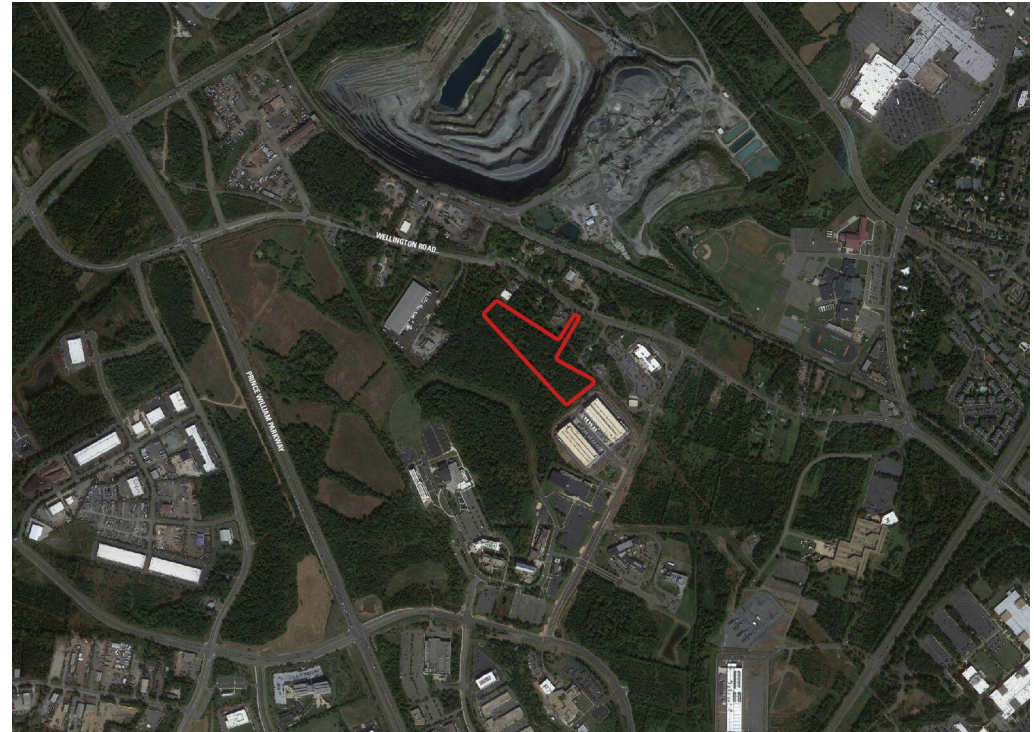
## MANASSAS, VA

- | 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**

**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**

SUDLEY ROAD 50,000 VPD  
SUDLEY MANOR DRIVE

8586 WELLINGTON ROAD



**SITE PLAN**

**8586 WELLINGTON ROAD | MANASSAS, VA  
8.44 ACRES FOR SALE**

**WELLINGTON ROAD**

**8.44 ACRES**

**PRINCE WILLIAM PARKWAY**







**8586 WELLINGTON ROAD | 8586 WELLINGTON ROAD, MANASSAS, VA**

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