

# 8586 WELLINGTON ROAD

## MANASSAS, VA

8.44 ACRES FOR SALE

RAPPAPORT  
CULTIVATING PLACES

WELLINGTON ROAD

8.44 ACRES

PRINCE WILLIAM PARKWAY







## 8586 WELLINGTON ROAD

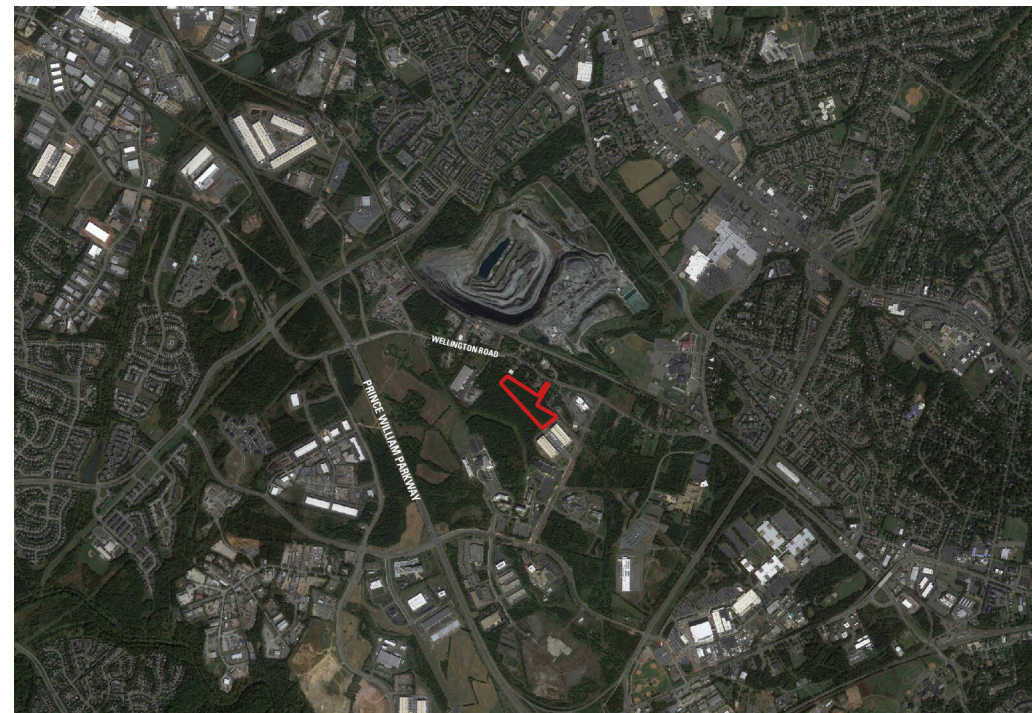
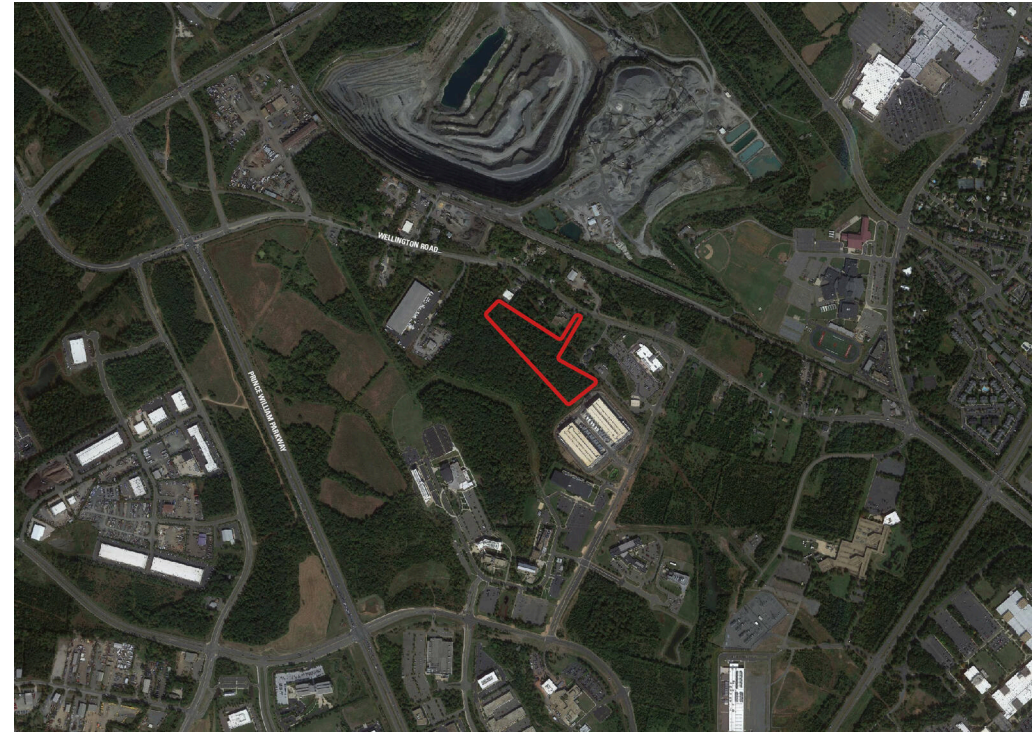
### MANASSAS, VA

- | 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**

THE HOME DEPOT  
CHUCK E. CHEESE'S  
planet fitness  
ASHLEY FURNITURE HOMEWARE

**PORTSMOUTH STATION**

PAPA JOHN'S WING STOPS  
FAMILY DOLLAR ALDI

**FESTIVAL AT MANASSAS SHOPPING CENTER**

IGLOBAL KIDS FIRST cici's  
Denny's POTBELLY MCDONALD'S

**MANASSAS MALL**

WAL-MART VICTORIA'S SECRET H&M  
macy's IHOP sears  
Payless Bath & Body Works

LOWE'S

**SUDLEY TOWN PLAZA**

BEST BUY  
AC MOORE ARTS & CRAFTS  
Burlington  
KFC TACO BELL STAPLES

**SUDLEY MANOR SQUARE**

SKY ZONE TRAMPOLINE PARK  
Cafe Rio MEXICAN GRILL BB&T  
enterprise Busco Zone

**WESTGATE PLAZA**

Taverna Total Wine & More Giant  
PAPA FRESH COLD STONE BARNES & NOBLE  
CVS pharmacy MATTRESS FIRM

**MANAPORT PLAZA**

SUBWAY Advance! Auto Parts  
DOLLAR TREE FOOD LION  
Marshalls Tuesday Morning

8586 WELLINGTON ROAD

**SITE PLAN**

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

**WELLINGTON ROAD**

**8.44 ACRES**

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

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