

8586 WELLINGTON ROAD

MANASSAS, VA

8.44 ACRES FOR SALE

RAPPAPORT
CULTIVATING PLACES

WELLINGTON ROAD

8.44 ACRES

PRINCE WILLIAM PARKWAY







8586 WELLINGTON ROAD

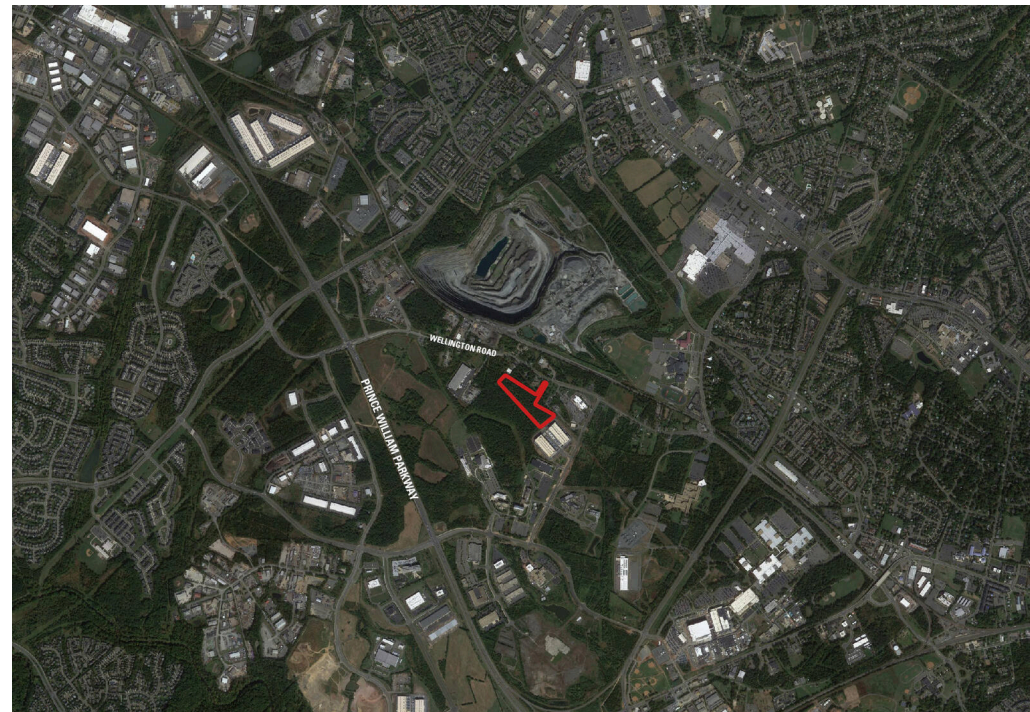
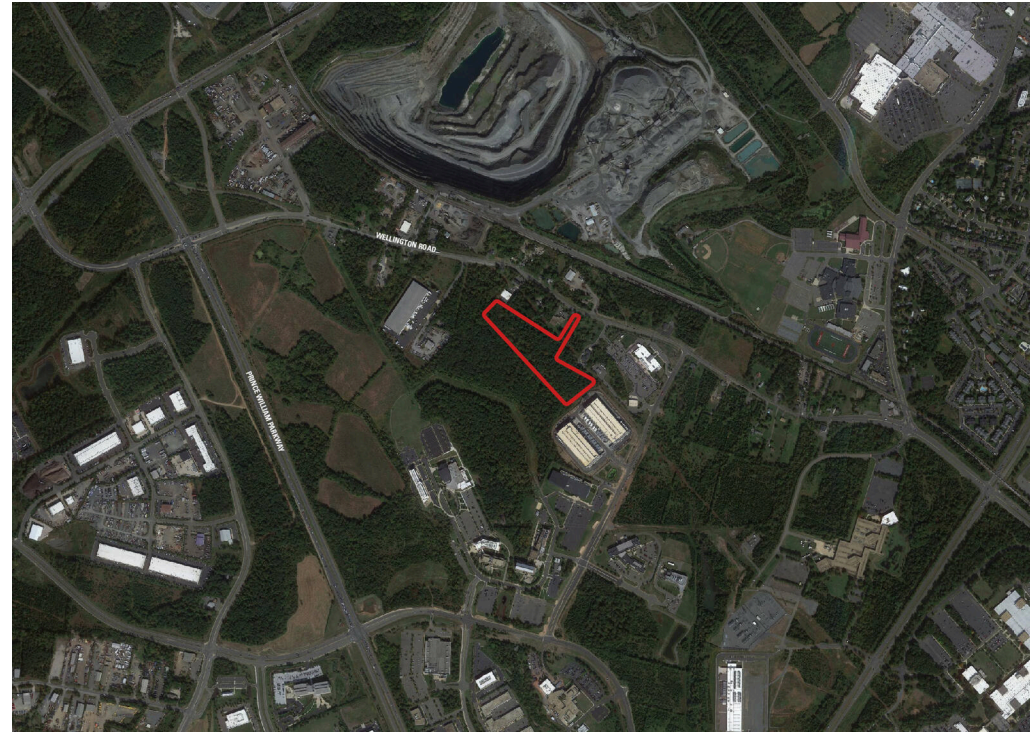
MANASSAS, VA

- | 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 2025

	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

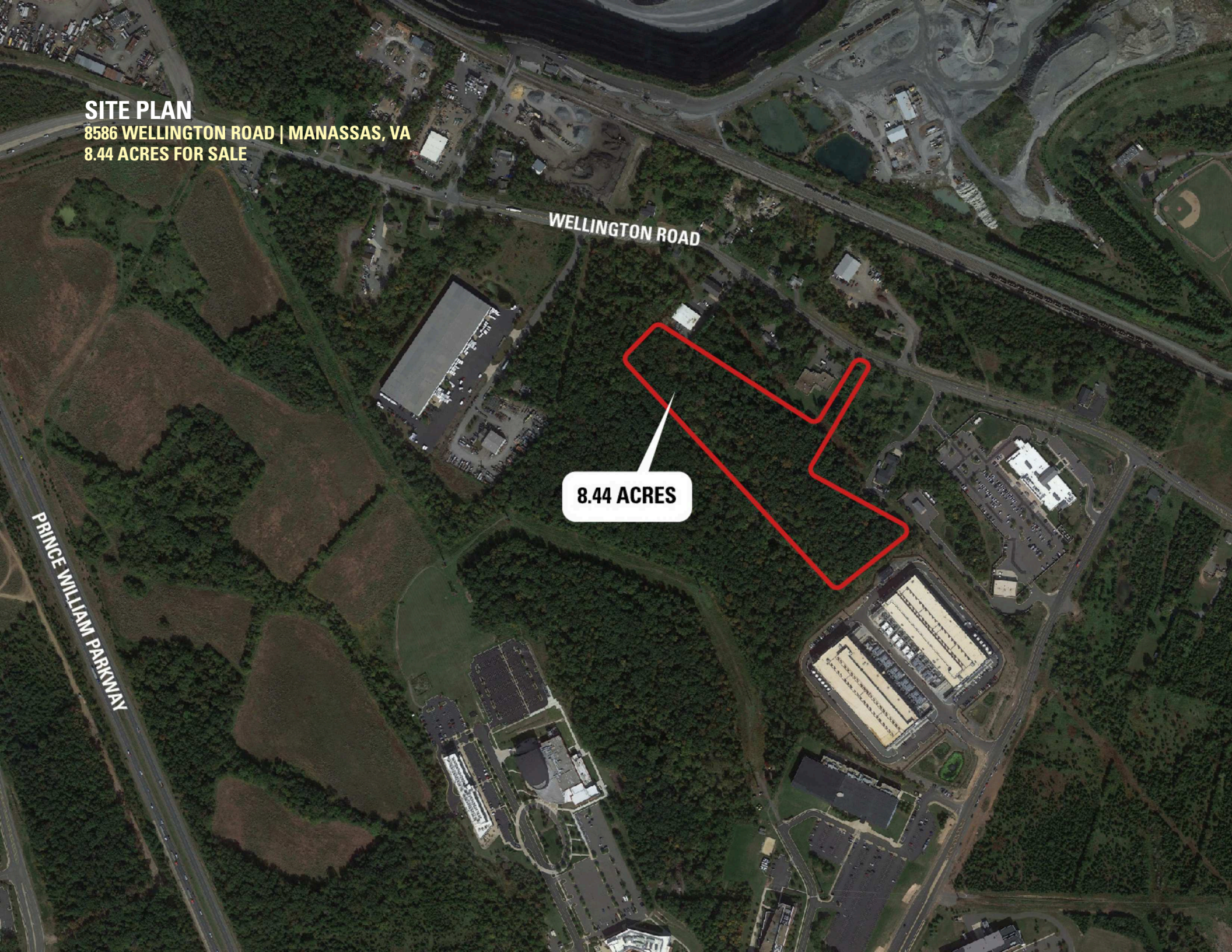
SITE PLAN

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

WELLINGTON ROAD

8.44 ACRES

PRINCE WILLIAM PARKWAY





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Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com