



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

PAD SITE

FOR SALE PAD SITE

9930 Battleview Parkway

Manassas, VA



HIGHLIGHTS

- Excellent I-66 Signage & Visibility (138,000 VPD)
- 4.54 Acre Pad Site
- Site Plan Approved for 90,000 SF 5-Story Office Building
- Zoned PBD; Planned Business District
- **Hotel Allowed By-Right (would require new Site Plan)**
- Manassas National Battlefield Park Views & Trails
- Adjacent to Strayer University & Northern VA Community College

SALES PRICE:
\$3,600,000

WWW.WEBER-RECTOR.COM

COLEMAN RECTOR

(703) 366-3189

COLEMAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc., 9401 Battle Street Manassas, VA 20110

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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RENDERING OF SITE PLAN APPROVED BUILDING



DEMOGRAPHIC INFORMATION

| 2014 | | | |
|-----------------------|---------------|----------------|----------------|
| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| POPULATION | 6,945 | 54,206 | 169,572 |
| # HOUSEHOLDS | 2,218 | 17,726 | 55,555 |
| AVG. HOUSEHOLD INCOME | \$86,763 | \$82,910 | \$107,116 |
| Estimated - 2019 | | | |
| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| POPULATION | 7,335 | 58,389 | 183,220 |
| # HOUSEHOLDS | 2,320 | 18,936 | 59,663 |
| AVG. HOUSEHOLD INCOME | \$94,899 | \$93,378 | \$121,816 |

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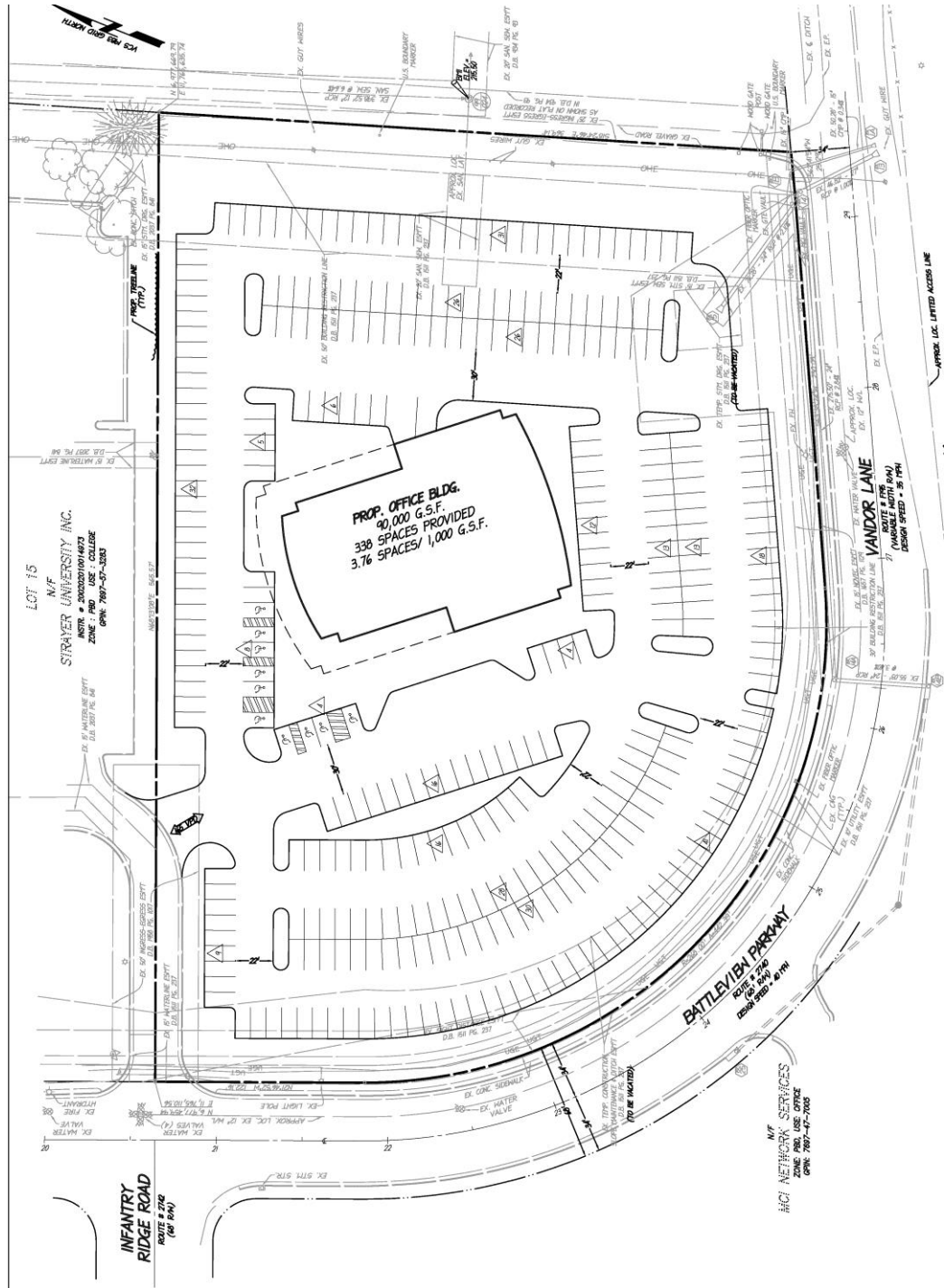
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APPROVED SITE PLAN



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PROPOSED FLOOR PLAN



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