

1.36 ± ACRES | NEIGHBORHOOD COMMERCIAL LAND FOR SALE OR LEASE



10217 DUMFRIES RD Manassas, VA 20110

PROPERTY HIGHLIGHTS

- 1.36 ± Acres of Land
- 59,241 ± Square Feet
- Zoned B-2 (Neighborhood Commercial)
- High Traffic Counts - 12,000 vpd
- Lighted intersection
- Great opportunity for mixed use retail and residential development

LOCATION DESCRIPTION

Commercial land located in a densely populated residential neighborhood with 50,000 households with average household incomes of over \$151,000 within 5-miles of the property.



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	21,203	7,016	\$141,140
3 Miles	82,070	26,064	\$154,183
5 Miles	159,825	50,355	\$151,042

2020 American Community Survey (ACS)



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