



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

COMMERCIAL LAND

FOR SALE

COMMERCIAL LAND

Centreville Rd.

Manassas, VA



HIGHLIGHTS

- Approximately 2.2 Acres
- Zoned B-1; General Business
- Many possible Commercial Uses including:
 - Retail
 - Fast Food
 - Gas
 - And Many More! (See page 3)
- Approx. 190' of Frontage on Rt. 28/Centreville Rd.
- 57,000 VPD Going Home Side

SALE PRICE:
\$2,500,000

WWW.WEBER-RECTOR.COM

JOHN WEBER
(703) 330-1224

JWEBER@WEBER-RECTOR.COM

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

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



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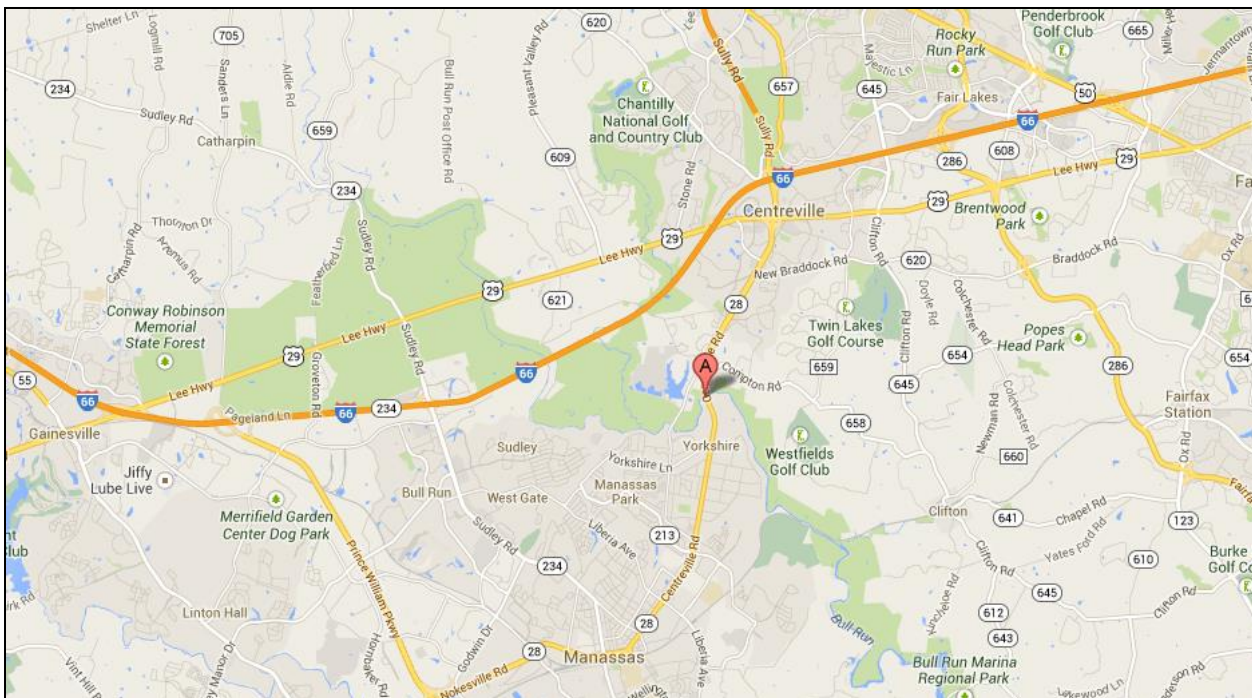
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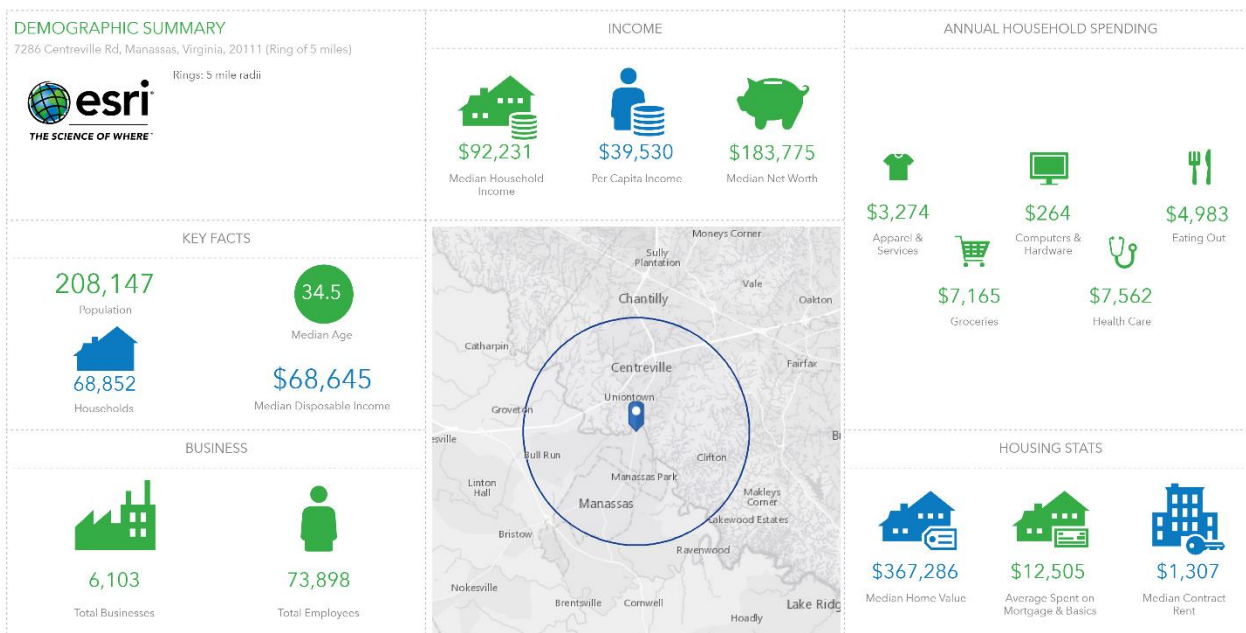
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MAP LOCATION



DEMOGRAPHICS



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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility.	Alarm systems operations, office.
Ambulance service (commercial).	Assisted living facility.
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).	Business school.
Cafeteria/lunchroom/snack bar/automat.	Catering—Commercial (off premises).
Catering—Commercial (on or off premises).	Child-care facility.
Civic club.	College, university or seminary.
Commercial artist or photographer's studio.	Commercial bus station.
Computer and network services.	Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
Cultural arts center.	Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
Dry cleaning pick-up facility.	Event center/meeting hall.
Financial institution.	Garden center.
Greenhouse or nursery.	Hospital.
Hotel or motel.	Household equipment and appliance service.
Institute for special education and training.	Interior design and decorating shop.
Laundromat.	Lawn mower service.
Locksmith.	Medical or dental laboratory.
Medical or dental office and clinic.	Mortuary, funeral home (except in shopping centers or shopping malls).
Motor vehicle parts, retail.	Nursing or convalescent care facility.
Office.	Office equipment sales, lease and service.
Optical and eye care facility.	Package, telecommunications and courier service.
Pet store, in accordance with the provisions of section 32-400.24.	Photographic processing laboratory.
Place of religious worship or assembly.	Private school (no boarding).
Quick service food store.	Radio or TV broadcasting station.
Recording studio.	Recreation facility, commercial (indoor).
Recycling collection points, subject to the standards in section 32-250.84.	Religious institution.
Restaurant.	Restaurant, carry-out.
Retail store, less than 80,000 square feet.	School of special instruction.
Shoe repair.	Shopping center A, B, C or D (See Part 100).
Tailor, seamstress shop.	Theater (drive-in).
Theater (indoor).	Tool and equipment rental (minor).
Trade, conference or convention center.	Trade, technical and vocational school.
Travel agency.	Veterinary hospital.
Wedding Chapel (except in shopping centers or shopping malls).	

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