



9244 Center St, Manassas, VA 20110
(703) 368-7355

Patrick Cloud

Price \$8,800,000
(703) 606-9907

16905, 16911, 16915 & 16921

Richmond Hwy

Dumfries, VA 22026

www.EXITRealtyprosva.com

Independently Owned and Operated



DESCRIPTION

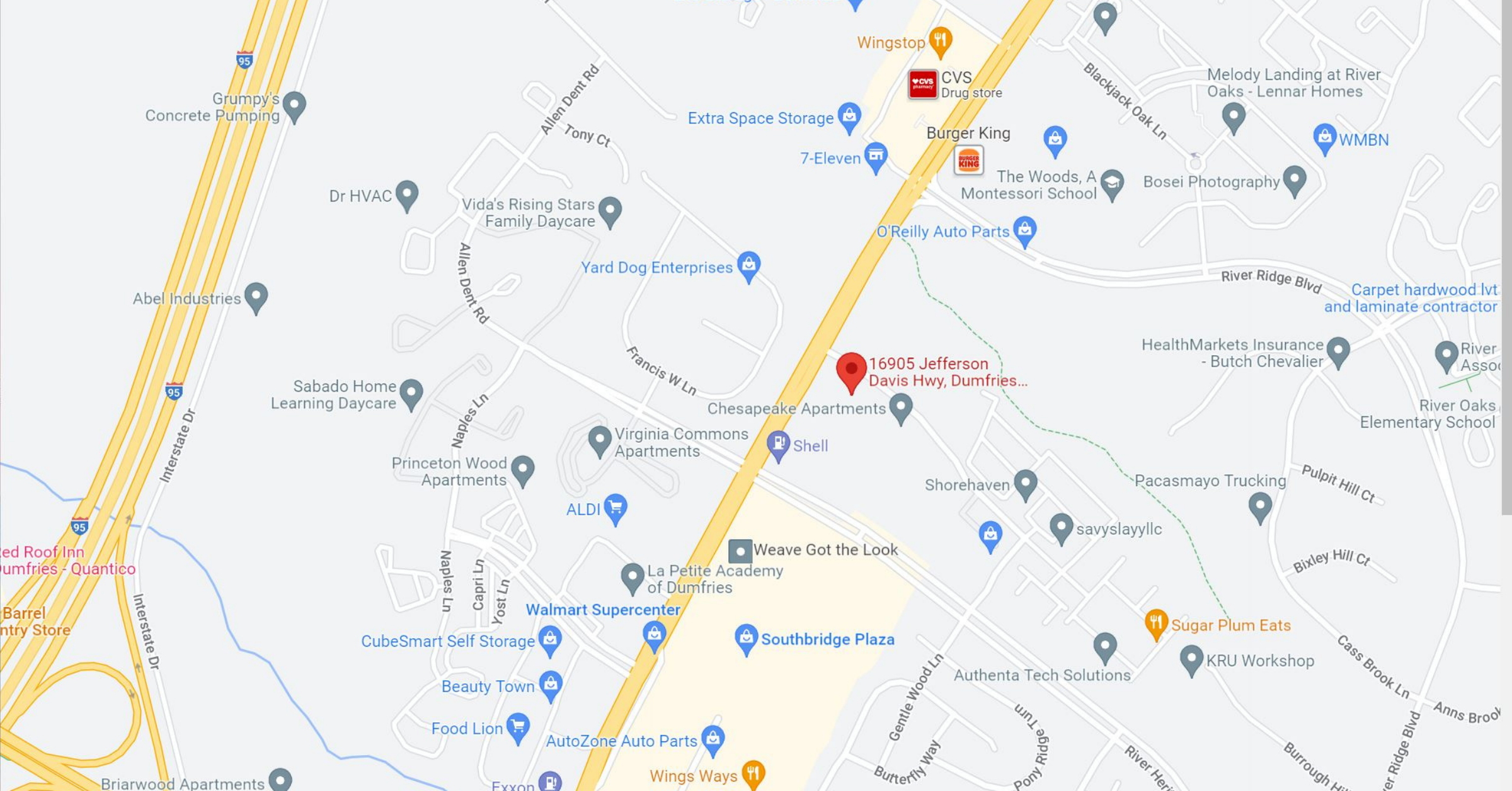
- Approximate Acreage 4.9762
- Zoning B-1
- Highly Visible Corner Lot
- Great Opportunity & Location



B1 Zoning Uses

- Computer and network services
- Office
- Medical or dental office and clinic
- Craft brewery
- Cafeteria/lunchroom/snack bar/automat
- Commercial artist or photographer's studio
- Restaurant
- Theater
- Veterinary hospital
- Recording studio
- Pet store, in accordance with the provisions
- Place of religious worship or assembly
- Radio or TV broadcasting station
- Trade, conference or convention center
- Tailor, seamstress shop
- Retail store, less than 80,000 sq ft
- Full List of B1 Zoning Uses on last page





Grumpy's Concrete Pumping

Wingstop

CVS Drug store

Melody Landing at River Oaks - Lennar Homes

Extra Space Storage

Burger King

WMBN

7-Eleven

The Woods, A Montessori School

Bosei Photography

Dr HVAC

Vida's Rising Stars Family Daycare

O'Reilly Auto Parts

Abel Industries

Yard Dog Enterprises

River Ridge Blvd

Carpet hardwood lvt and laminate contractor

Sabado Home Learning Daycare

Francis W Ln

16905 Jefferson Davis Hwy, Dumfries...

HealthMarkets Insurance - Butch Chevalier

River Assoc

Chesapeake Apartments

River Oaks Elementary School

Virginia Commons Apartments

Shell

Princeton Wood Apartments

Shorehaven

Pacasmayo Trucking

Pulpit Hill Ct

ALDI

Weave Got the Look

savyslayllc

Bixley Hill Ct

Red Roof Inn Dumfries - Quantico

La Petite Academy of Dumfries

Walmart Supercenter

Sugar Plum Eats

Barrel Entry Store

CubeSmart Self Storage

Southbridge Plaza

Authenta Tech Solutions

KRU Workshop

Interstate Dr

Naples Ln

Capri Ln

Yost Ln

Beauty Town

Food Lion

AutoZone Auto Parts

Wings Ways

Gentle Wood Ln

Pony Ridge Ln

River Heri

Burrough Hill

er Ridge Blvd

Ann's Brook

Briarwood Apartments

Exxon



**FOR
SALE**

↑
↓
→

BRADSTON

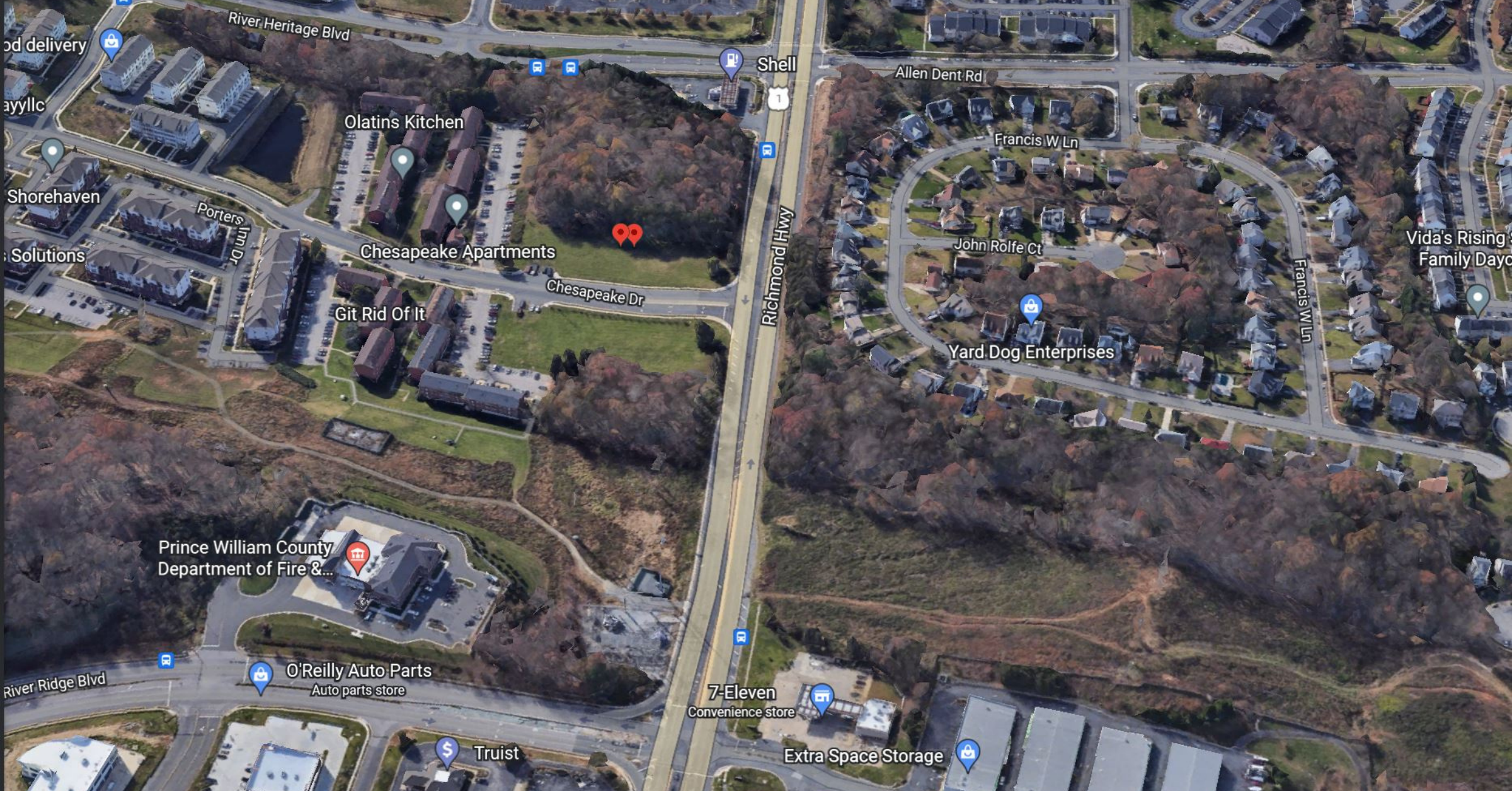
BRADSTON

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River Heritage Blvd

Shell

Allen Dent Rd

Olatins Kitchen

Francis W Ln

Food delivery

Payllc

Shorehaven

Solutions

Porters Ln Dr

Chesapeake Apartments

Chesapeake Dr

Git Rid Of It

Richmond Hwy

John Rolfe Ct

Yard Dog Enterprises

Vida's Rising Family Dayc...

Francis W Ln

Prince William County Department of Fire &...

O'Reilly Auto Parts
Auto parts store

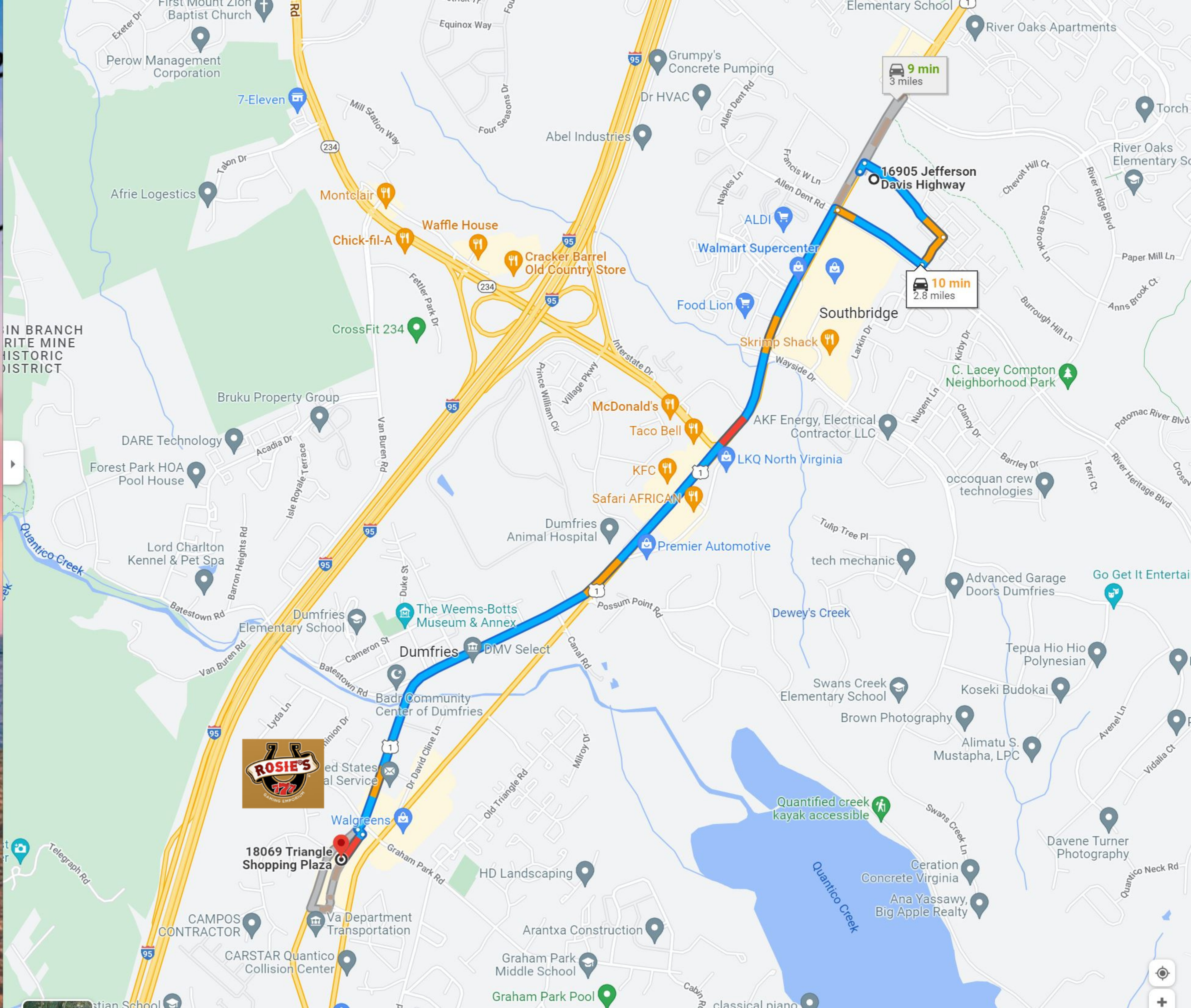
7-Eleven
Convenience store

Truist

Extra Space Storage

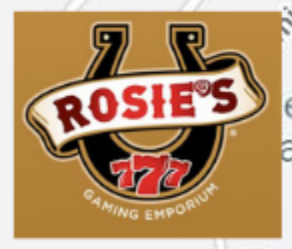
River Ridge Blvd





9 min
3 miles

10 min
2.8 miles



18069 Triangle Shopping Plaza

16905 Jefferson Davis Highway

Dumfries

Southbridge

7-Eleven

Montclair

Waffle House

Chick-fil-A

Cracker Barrel Old Country Store

Walmart Supercenter

Food Lion

Skrimp Shack

McDonald's

Taco Bell

KFC

Safari AFRICAN

Premier Automotive

The Weems-Botts Museum & Annex

DMV Select

Badr Community Center of Dumfries

Walgreens

CAMPOS CONTRACTOR

CARSTAR Quantico Collision Center

Va Department Transportation

Arantxa Construction

Graham Park Middle School

Graham Park Pool

Quantified creek kayak accessible

Quantico Creek

Ceration Concrete Virginia

Ana Yassawy, Big Apple Realty

Davene Turner Photography

Alimatu S. Mustapha, LPC

Swans Creek Elementary School

Brown Photography

Koseki Budokai

Tepua Hio Hio Polynesian

Advanced Garage Doors Dumfries

tech mechanic

Dewey's Creek

AKF Energy, Electrical Contractor LLC

LKQ North Virginia

Dumfries Animal Hospital

DARE Technology

Forest Park HOA Pool House

Lord Charlton Kennel & Pet Spa

Bruku Property Group

CrossFit 234

Abel Industries

Grumpy's Concrete Pumping

Dr HVAC

Perow Management Corporation

First Mount Zion Baptist Church

River Oaks Apartments

River Oaks Elementary School

Torch

Paper Mill Ln

Ann's Brook Ct

Burrough Hill Ln

Potomac River Blvd

River Heritage Blvd

Cross

Terri Ct

Go Get It Entertain

Avenel Ln

Vidalia Ct

Quantico Neck Rd

Swans Creek Ln

Avenel Ln

Quantico Neck Rd

Swans Creek Ln

Quantico Neck Rd

Quantico Neck Rd

Quantico Neck Rd

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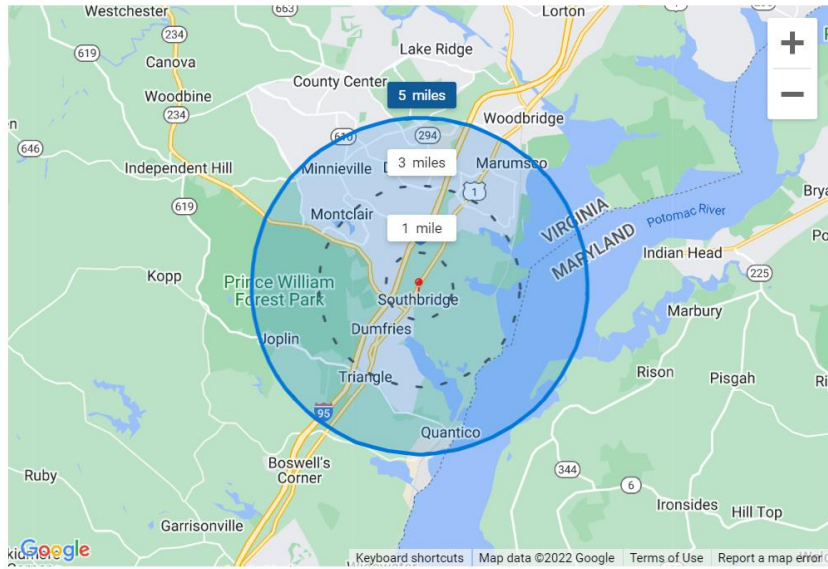
Quantico Neck Rd

Quantico Neck Rd

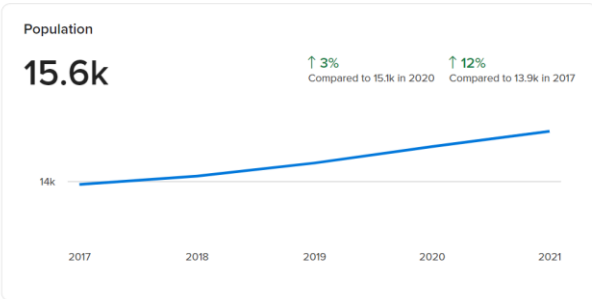
Quantico Neck Rd

Quantico Neck Rd

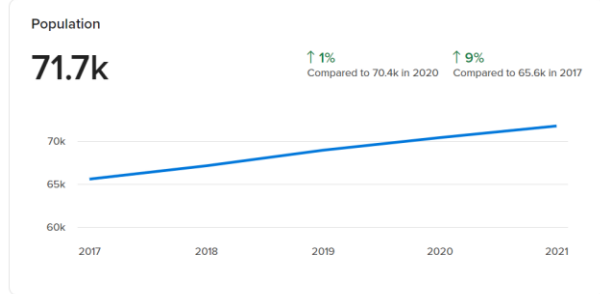
Demographic Insights



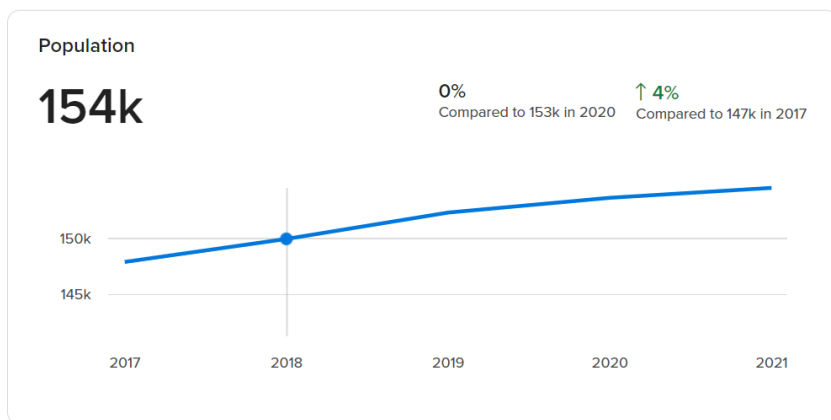
1 mile 3 miles 5 miles



1 mile 3 miles 5 miles

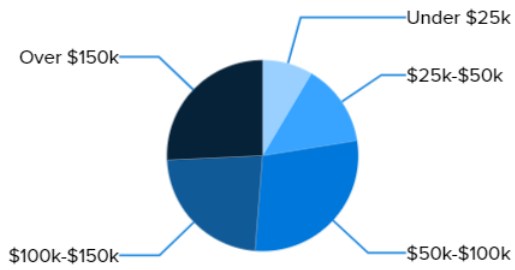


1 mile 3 miles 5 miles



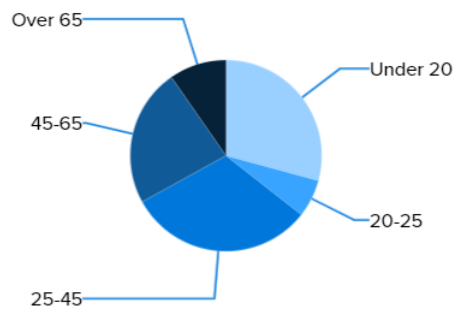
Household Income

\$97.2k **\$103k** **↑ 1%**
Median Income 2026 Estimate Growth Rate



Age Demographics

34 **34** **↑ 2%**
Median Age 2026 Estimate Growth Rate



Number of Employees

41.7k

Top 5 Employment Categories



Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.

21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
37. Nursing or convalescent care facility.
38. Office.
39. Office equipment sales, lease, and service.
40. Optical and eye care facility.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.

53. Retail store, less than 80,000 square feet.
54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.

4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code section 32-400.27.
28. Pet care facility, in accordance with the provisions of section 32-400.24.
29. Racetrack (equestrian).
30. Racetrack (motorized vehicles).
31. Railroad passenger station.
32. Range, shooting (indoor).
33. Recreation facility, commercial (outdoor); paintball facilities prohibited.
34. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.

35. Recreational vehicle park/camp ground.
36. Retail use exceeding 80,000 square feet of gross floor area.
37. Self-storage center; in accordance with the provisions of section 32-400.16.
38. Solar energy facility.
39. Stadium or arena, indoor or outdoor.
40. Taxi or limousine dispatching or service facility.
41. Truck stop with related facilities.
42. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)