

FOR SALE

10260 Hastings Drive, Manassas, VA

Permitted, Ready-to-Build Childcare Development Opportunity
Up to 14,000 SF Approved Daycare Facility
Special Permit in Place



Area Overview

The property is located in a rapidly growing area of Prince William County. The surrounding area features a strong concentration of families, continued housing growth, and a large commuter workforce driving sustained demand for early childhood education and daycare services. The site benefits from convenient access to major commuter routes and nearby residential neighborhoods, making it well-positioned for both enrollment and long-term operational success.

Childcare Highlights

- Special Permit already approved for daycare use
- Ability to develop up to 14,000 SF childcare facility
- Strong concentration of families within surrounding trade area
- Continued residential growth throughout western Prince William County
- Excellent accessibility for commuter-based drop-off and pick-up traffic
- Rare opportunity for a newly constructed purpose-built childcare center
- Strong household incomes supporting premium childcare services

Pricing

- \$3,000,000.00
- Conceptual plans available upon request

Key Demographics

3-Mile Radius Highlights:

- Population: 79,748
- Households: 25,504
- Median Household Income: \$122,582

5-Mile Radius Highlights:

- Population: 142,687
- Households: 44,980
- Median Household Income: \$118,716

Property Details

- ±2.17 Acre Site
- Special Permit Approved for Childcare Use
- Up to 14,000 SF Approved Building Area
- R-2 Zoned Property
- Conceptual Site Plan Available

For more details contact Carly Ballard.
Call or Text 703-231-1233.
Carly@heyballard.com

Location Advantages

- Convenient access to Route 234 and surrounding residential communities
- Located within a high-growth family-oriented trade area
- Strong commuter traffic patterns ideal for childcare operations
- Positioned near established rooftops and continued residential expansion

Design Renderings



Conceptual Rendering

Possible Site Layout



Renderings and layouts are conceptual only

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