

FOR SALE

SITE PLAN APPROVED COMMERCIAL LAND

8223 BIRCH ST. MANASSAS, VA 20111



CONCEPTUAL IMAGE ONLY

SALE PRICE **\$800,000**

OFFERING SUMMARY

Lot Size: 0.92 Acres
Zoning: B-1
Market: Washington DC
Submarket: Manassas
Price / SF: \$20.01
Parcel ID: 7896-28-4560

PROPERTY OVERVIEW

Just under 1 acre of land available for sale. The property is Site Plan Approved for an 8,000 SF building (originally planned as a Tire Sales facility). B-1 zoning allows a multitude of uses including retail, daycare/childcare facility, medical/dental office, and more!

LOCATION OVERVIEW

Well located site less than 400 feet off the "going-to-work" side of Rt. 28/Centreville Rd. Approximately 2 miles from Old Town Manassas and less than 5 miles to Rt. 29 & I-66.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

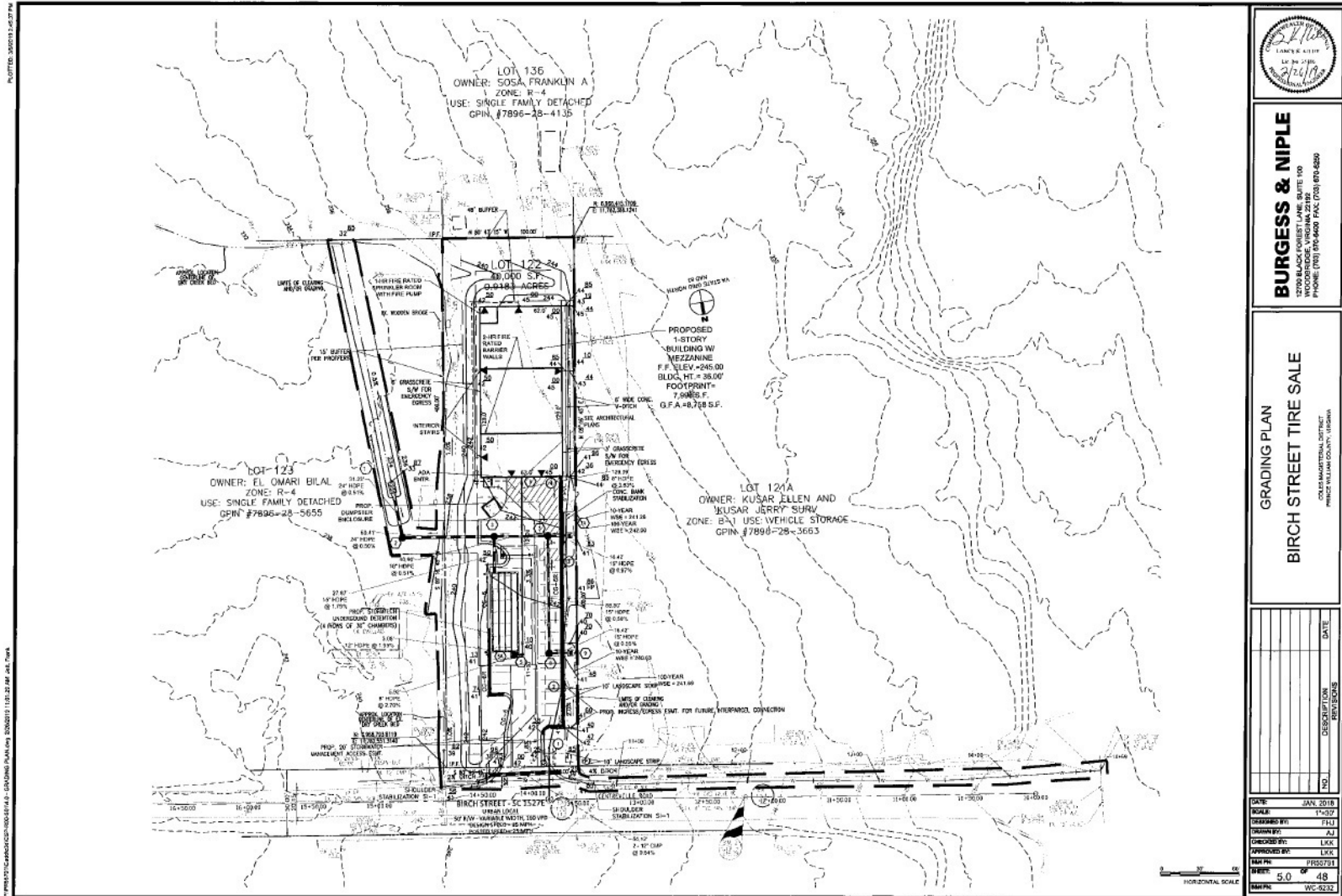
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SITE PLAN



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LOCATION MAP



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ZONING INFORMATION

PWC B-1 By Right Uses		PWC B-1 SUP Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)	Ambulance service, maintenance facility	Recreational vehicle park/camp ground
Alarm systems operations, office	Motor vehicle parts, retail	Boarding/kenneling of pets accessory to a pet store	Retail use exceeding 80,000 square feet of gross floor area
Ambulance service (commercial)	Nursing or convalescent care facility	Boat sales (excluding non-motorized), rental or lease, storage, service, or repair	Self-storage center; in accordance with the provisions of section 32-400.16
Assisted living facility	Office	Car wash (manned or self-service)	Solar energy facility
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service	Commercial kennel	Stadium or arena, indoor or outdoor
Business school	Optical and eye care facility	Commercial parking	Taxi or limousine dispatching or service facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service	Company vehicle service facility	Truck stop with related facilities
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24	Continuing care retirement community	Water transportation facility
Catering—Commercial (on or off premises)	Photographic processing laboratory	Crematory, secondary to a hospital, mortuary, or funeral home	
Child-care facility	Place of religious worship or assembly	Data Center	
Civic club	Private school (no boarding)	Donated materials collection center	
College, university or seminary	Quick service food store	Farmer's market	
Commercial artist or photographer's studio	Radio or TV broadcasting station	Flea market	
Commercial bus station	Recording studio	Heliport	
Computer and network services	Recreation facility, commercial (indoor)	Marina	
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84	Medical care facility, specialized	
Cultural arts center	Religious institution	Mobile home or office sales, lease or service	
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant	Motorcycle sales, rental or lease, service or repair	
Dry cleaning pick-up facility	Restaurant, carry-out	Motor vehicle fuel station, retail	
Event center/meeting hall	Retail store, less than 80,000 square feet	Motor vehicle impoundment yard	
Financial institution	School of special instruction	Motor vehicle parts, with service	
Garden center	Shoe repair	Motor vehicle repair, machine shop	
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)	Motor vehicle sales, rental or lease (limited)	
Hospital	Tailor, seamstress shop	Motor vehicle sales, rental or lease (recreational)	
Hotel or motel	Theater (drive in)	Motor vehicle service	
Household equipment and appliance service	Theater (indoor)	Motor vehicle towing	
Institute for special education and training	Tool and equipment rental (minor)	Pet care facility, in accordance with the provisions of section 32-400.24	
Interior design and decorating shop	Trade, conference or convention center	Racetrack (equestrian)	
Laundromat	Trade, technical and vocational school	Racetrack (motorized vehicles)	
Lawn mower service	Travel agency	Railroad passenger station	
Locksmith	Veterinary hospital	Range, shooting (indoor)	
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)	Recreation facility, commercial (outdoor); paintball facilities prohibited	
Medical or dental office and clinic		Restaurant, drive in, drive up, or drive through, except as provided in Sec 400.67	

*Stricken through uses have been prohibited in the proffers.

[Click here for the full Prince William County B-1 zoning regulations.](#)

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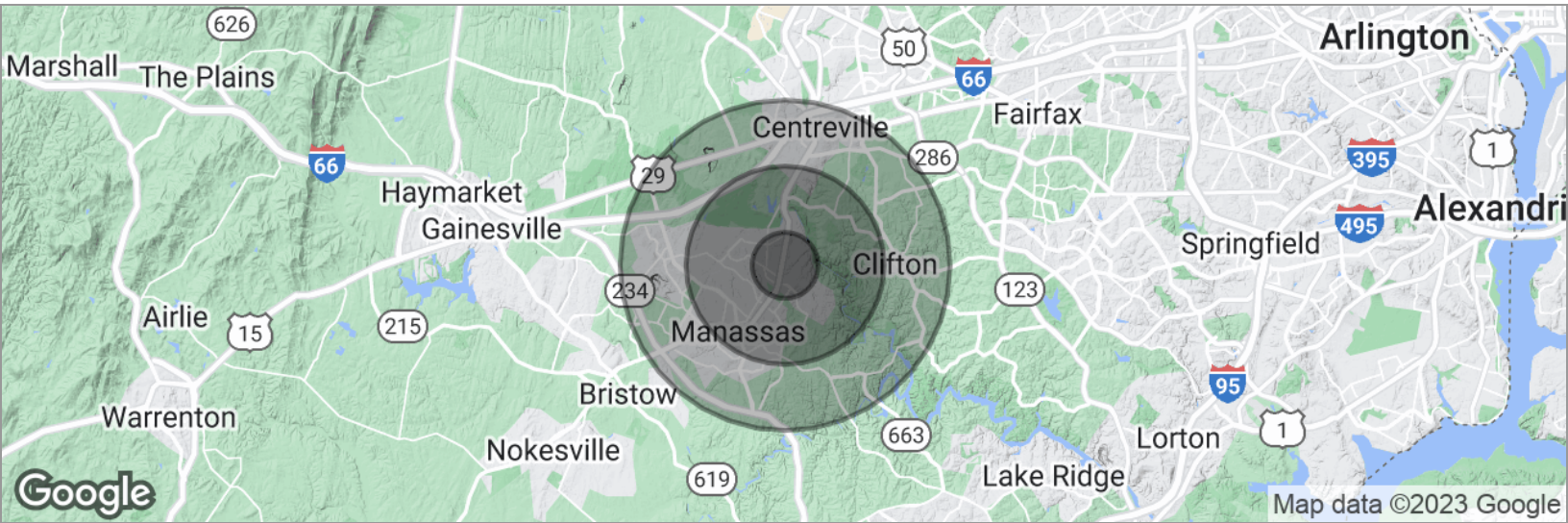
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,018	90,599	193,692
Median age	32.9	34.7	36.0
Median age (male)	32.9	34.1	34.9
Median age (Female)	32.3	34.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,857	28,059	62,795
# of persons per HH	3.4	3.2	3.1
Average HH income	\$84,081	\$107,907	\$116,433
Average house value	\$318,503	\$353,536	\$369,488

* Demographic data derived from 2020 ACS - US Census

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