

9023 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	0.39 AC (16,988 SF)
Zoning	B-4
Proposed Use	Commercial, Day Care Center, Fast Food, Office, Religious Facility, Restaurant, Retail, Veterinarian/Kennel
For Sale	\$600,000 (\$1,538,461.54/AC)

Sales Company:

Weber Rector Commercial Real Estate Services: Brian Snook (703) 863-1895



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	B-4
Proposed Use	Commercial, Day Care Center, Fast Food, Office, Religious Facility, Restaurant, Retail, Veterinarian/Kennel

Amenities

No Data Available

For Sale Summary

Asking Price	\$600,000 (\$1,538,461.54/AC)	Land	0.39 AC (16,988 SF)
Status	Active	On Market	1,577 Days
Sale Type	Investment or Owner User	Last Update	June 22, 2026

Previous Sale

No Data Available

Land For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Traffic Volume	26,526 on Reb Yank Dr (2025); 27,659 on Key Commons Ct (2025); 3,430 on Fort Dr (2023); 3,500 on Fort Dr (2025); 29,415 on Liberia Ave (2025); 24,148 on Maple St (2025); 28,432 on Maple St (2025); 3,853 on Reb Yank Dr (2025); 3,853 on Sudley Rd (2025); 5,506 on Prescott Ave (2025)		
Commuter Rail	Manassas Amtrak Station		20 min walk
	Manassas		6 min drive
Airport	Washington Dulles International		32 min drive
	Ronald Reagan Washington Ntl		48 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		



9023 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Sales	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Brian Snook (703) 863-1895		

Market Conditions

No Data Available



10217 Dumfries



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Land

Property Summary

Land Area - Gross	1.36 AC (59,242 SF)
Topography	Level
On-Sites	Raw land
Zoning	B2
Proposed Use	Commercial
Parcel	101-01-00-115B



Sales Company:

NAI Michael: Terry Rogers (301) 526-2584, Edward Luckett (301) 318-3100

Leasing Companies:

NAI Michael: Terry Rogers (301) 526-2584, Edward Luckett (301) 318-3100

Property Details

Frontage	459' on Dumfries Road
Zoning	B2
Proposed Use	Commercial
Parcel	101-01-00-115B

Amenities

No Data Available

For Sale Summary

Asking Price	Withheld	Land	1.36 AC (59,242 SF)
Status	Active	On Market	244 Days
Sale Type	Investment	Last Update	June 2, 2026

Previous Sale

No Data Available

Land For Lease Summary

Lot Size for Lease	1.36 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

Lease Notes

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. 1.36 ± Acres of Land 59,241 ± Square Feet. Zoned B2 (Neighborhood Commercial). High Traffic Counts - 12,000 vpd. Great opportunity for mixed use retail and residential development.

Available Spaces

No Data Available

Transportation

Traffic Volume	15,018 on Grant Ave (2025); 15,023 on Grant Ave (2025); 13,299 on Wellington Rd (2025); 12,792 on Winterset Dr (2025); 12,191 on Winterset Dr (2025); 15,072 on S Main St (2025); 270 on Virginia Ave (2025); 13,384 on Hampton Rd (2025); 15,018 on Hampton Rd (2025); 13,580 on 7th Regiment Dr (2025)
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10217 Dumfries



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Land

Transportation (Continued)

Commuter Rail	Manassas Amtrak Station	16 min walk
	Manassas	10 min drive
Airport	Washington Dulles International	37 min drive
	Ronald Reagan Washington Ntl	52 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Sales	NAI Michael	Lanham, MD 20706	(301) 459-4400
Contacts	Terry Rogers (301) 526-2584, Edward Luckett (301) 318-3100		

Market Conditions

No Data Available



9107 Mathis Ave - Mathis Self Storage



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Land

Property Summary

Land Area - Gross	0.78 AC (33,977 SF)
Proposed Use	Self-Storage
For Sale	\$5,400,000 (\$6,923,076.92/AC)

Sales Company:

Coldwell Banker Commercial Elite: Carl Braun (540) 842-7551



Property Details

Proposed Use	Self-Storage
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Amenities

No Data Available

For Sale Summary

Asking Price	\$5,400,000 (\$6,923,076.92/AC)	Land	0.78 AC (33,977 SF)
Status	Active	On Market	1,888 Days
Sale Type	Owner User	Last Update	June 24, 2026

Previous Sale

No Data Available

Land For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Traffic Volume	27,659 on Key Commons Ct (2025); 3,853 on Sudley Rd (2025); 24,148 on Maple St (2025); 28,432 on Maple St (2025); 3,430 on Fort Dr (2023); 3,500 on Fort Dr (2025); 8,981 on Quarry Rd (2025); 10,473 on Quarry Rd (2025); 26,526 on Reb Yank Dr (2025); 5,506 on Prescott Ave (2025)		
Commuter Rail	Manassas Amtrak Station		14 min walk
	Manassas		7 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		48 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	40 - Fairly friendly		

9107 Mathis Ave - Mathis Self Storage

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Sales	Coldwell Banker Commercial Elite	Fredericksburg, VA 22407	(540) 786-1402
Contacts	Carl Braun (540) 842-7551		

Market Conditions

No Data Available



8451 Quarry Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	1.69 AC (73,616 SF)
Topography	Level
On-Sites	Raw land
Zoning	I-2
Proposed Use	Auto Dealership, Auto Repair, Contractor Storage Yard, Distribution, Industrial, Parking Lot, Self-Storage, Warehouse
For Sale	\$3,900,000 (\$2,307,692.31/AC)
True Owner	Good Guys Trucking Inc



Sales Company:

Weber Rector Commercial Real Estate Services: Ryan Archibald (703) 936-6986

Leasing Companies:

Weber Rector Commercial Real Estate Services: Ryan Archibald (703) 936-6986

Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	209' on Quarry Road
Zoning	I-2
Proposed Use	Auto Dealership, Auto Repair, Contractor Storage Yard, Distribution, Industrial, Parking Lot, Self-Storage, Warehouse

Amenities

No Data Available

For Sale Summary

Asking Price	\$3,900,000 (\$2,307,692.31/AC)	Land	1.69 AC (73,616 SF)
Status	Active	On Market	167 Days
Sale Type	Investment	Last Update	July 1, 2026

Previous Sale

Sale Date	9/7/2022	Sale Type	Investment
Sale Price	\$1,295,000	Comp Status	Research Complete
Comp ID	6160331		



8451 Quarry Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Land For Lease Summary

Lot Size for Lease	1.69 AC	Term	Negotiable
Asking Rent	\$106,722.00/AC	Outparcel	No

Lease Notes

\$15,000/mo NNN

Offered for sale or lease, this property consists of approximately 1.69 acres zoned I-2 Heavy Industrial. Approximately 1.22 acres are fenced and paved, providing functional outdoor storage for contractors, equipment, and vehicle fleets. An additional 0.30 acres are cleared and usable but not paved or graveled, while the remaining area is impacted by the Quarry Road easement. The site offers flexible outdoor storage capacity within an established industrial corridor. The property is located within the City of Manassas' core industrial area, offering convenient access to Rt. 28 and I-66, which connect to the broader Northern Virginia and Washington, D.C. markets. The surrounding area is characterized by heavy industrial, contractor, and service-oriented users, making this an ideal location for businesses requiring outdoor storage with strong regional connectivity.

Available Spaces

No Data Available

Transportation

Traffic Volume	5,202 on I Beam Ln (2025); 4,996 on I Beam Ln (2024); 40,769 on Quarry Rd (2025); 36,086 on Liberia Ave (2025); 5,006 on Mayfield Ct (2024); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 38,027 on Centreville Rd (2025); 6,015 on Richmond Ave (2025)		
Commuter Rail	Manassas Amtrak Station		3 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	Good Guys Trucking Inc	Bristow, VA 20136	(703) 798-9197
True Owner	Good Guys Trucking Inc	Bristow, VA 20136	(703) 798-9197
Contacts	Luis Ramirez (703) 798-9197		
Sales	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Ryan Archibald (703) 936-6986		

Market Conditions

No Data Available



Property Summary

Land Area - Gross	2.42 AC (105,415 SF)
Topography	Level
Zoning	R5
Proposed Use	Apartment Units, Single Family Development

Sales Company:
Ithaca Properties, LLC: BC Hughey (703) 447-0813



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	250' on Fairview Ave (with 3 curb cuts)
Zoning	R5
Zoning Description	residential
Proposed Use	Apartment Units, Single Family Development

Amenities

No Data Available

For Sale Summary

Asking Price	Withheld	Land	2.42 AC (105,415 SF)
Status	Active	On Market	30 Days
Portfolio	Part of 2-Property Portfolio	Last Update	June 26, 2026
Sale Type	Investment		

Previous Sale

No Data Available

Land For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Traffic Volume	12,349 on Tudor Ln (2025); 11,068 on Tudor Ln (2025); 2,417 on Prince William St (2025); 3,418 on Maple St (2025); 3,363 on Maple St (2023); 11,513 on Zebedee St (2025); 195 on LnScott Ct (2025); 10,938 on Church St (2025); 4,934 on Fairview Ave (2023); 5,009 on Fairview Ave (2025)		
Commuter Rail	Manassas Amtrak Station		12 min walk
	Manassas		8 min drive

Transportation (Continued)

Airport	Washington Dulles International	35 min drive
	Ronald Reagan Washington Ntl	50 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	50 - Fairly friendly	

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Sales	Ithaca Properties, LLC	McLean, VA 22106	(703) 447-0813
Contacts	BC Hughey (703) 447-0813		

Market Conditions

No Data Available

10215 Dumfries Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	0.53 AC (23,087 SF)
Topography	Rolling
On-Sites	Raw land
Current Use	Land
Zoning	B-4
Number of Lots	2
Proposed Use	Commercial, Office, Retail, Service Station
For Sale	\$600,000 (\$1,132,075.47/AC)

Sales Company:

KLNB: Bo Galles (703) 424-4231



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	B-4
Proposed Use	Commercial, Office, Retail, Service Station

Amenities

No Data Available

For Sale Summary

Asking Price	\$600,000 (\$1,132,075.47/AC)	Land	0.53 AC (23,087 SF)
Status	Active	On Market	127 Days
Sale Type	Investment	Last Update	June 29, 2026

Previous Sale

No Data Available

Land For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Traffic Volume	8,600 on Barrington PkCir (2025); 5,264 on Dumfries Rd (2025); 8,603 on Barrington PkCir (2025); 13,580 on 7th Regiment Dr (2025); 5,405 on Magnolia Grove Dr (2025); 520 on Sarajevo Ct (2025); 12,191 on Winterset Dr (2025); 12,792 on Winterset Dr (2025); 4,369 on Hastings Dr (2025)		
Commuter Rail	Manassas Amtrak Station		3 min drive
	Lead		9 min drive
Airport	Washington Dulles International		38 min drive
	Ronald Reagan Washington Ntl		53 min drive
Pedestrian Friendly	50 - Fairly friendly		



10215 Dumfries Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Transportation (Continued)

Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	Pinnacle Real Estate Group LLC	MANASSAS, VA 20109	(703) 441-2724
Sales	KLNB	Vienna, VA 22182	(703) 268-2700
Contacts	Bo Galles (703) 424-4231		

Market Conditions

No Data Available



10260 Hastings Dr

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	2.17 AC (94,525 SF)
Topography	Level
On-Sites	Raw land
Zoning	R-2
Proposed Use	Day Care Center
Parcel	089-01-00-B
For Sale	\$3,000,000 (\$1,382,488.48/AC)
True Owner	Nest Academy Learning Preschool

Sales Company:

Berkshire Hathaway | PenFed Realty: Carly Ballard (703) 231-1233



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	R-2
Zoning Description	Special Permit Approved for Childcare Use
Proposed Use	Day Care Center
Parcel	089-01-00-B

Amenities

No Data Available

For Sale Summary

Asking Price	\$3,000,000 (\$1,382,488.48/AC)	Land	2.17 AC (94,525 SF)
Status	Active	On Market	37 Days
Sale Type	Investment or Owner User	Last Update	June 22, 2026

Previous Sale

Sale Date	6/22/2018	Sale Type	Owner User
Sale Price	\$960,000	Comp Status	Research Complete
Comp ID	4664393		

Land For Lease Summary

No Data Available

Available Spaces

No Data Available



10260 Hastings Dr

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Transportation

Traffic Volume	3,608 on Lake Jackson Dr (2025); 15,215 on Oakenshaw Dr (2025); 17,020 on Dutchman Ct (2025); 14,729 on Wheatland Mews (2025); 1,815 on Cabin Branch Ct (2025); 1,825 on Cabin Branch Ct (2023); 37,397 on Hynson Dr (2025); 4,399 on Hastings Dr (2025); 5,505 on Hastings Dr (2025); 36,086 on Fairview Ave (2025)		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Manassas		8 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		52 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	BAJ LLC	Lorton, VA 22079	(571) 606-3303
True Owner	Nest Academy Learning Preschool	Lorton, VA 22079	(703) 690-0063
Contacts	Ben Adada (571) 606-3303		
Sales	Berkshire Hathaway PenFed Realty	Reston, VA 20190	(703) 716-2900
Contacts	Carly Ballard (703) 231-1233		

Market Conditions

No Data Available



10381 Central Park Dr - Industrial Outdoor Storage

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	0.23 AC (10,000 SF)
Zoning	I-2
Proposed Use	Industrial, Open Space, Parking Lot
Parcel	102-08-00-2B2



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		
Zoning	I-2		
Zoning Description	Industrial light		
Proposed Use	Industrial, Open Space, Parking Lot		
Parcel	102-08-00-2B2		

Land For Lease Summary

Lot Size for Lease	0.23 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

Available Spaces

No Data Available

Amenities

No Data Available

Contacts

Type	Name	Location	Phone
True Owner	Boundary Companies	Bethesda, MD 20814	(240) 396-1407

Previous Sale

No Data Available

Transportation

Traffic Volume	11,483 on Bus Center Ct (2025); 9,749 on Bus Center Ct (2025); 1,099 on Coffee Tree Ct (2025); 5,405 on Shannon Ln (2025); 20,048 on Foster Dr (2025); 17,580 on Foster Dr (2025); 17,580 on Godwin Dr (2025); 210 on Cedar Ridge Dr (2025); 1,897 on Loblolly Trl (2025); 4,042 on Battlefield Dr (2025)		
Commuter Rail	Lead		6 min drive
	Manassas Amtrak Station		9 min drive
Airport	Washington Dulles International		39 min drive
	Ronald Reagan Washington Ntl		53 min drive
Pedestrian Friendly	30 - Somewhat friendly		



10381 Central Park Dr - Industrial Outdoor Storage

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	80 - Very friendly
Transit Friendly	0 - Not friendly

Tenants

No Data Available

10233 Dumfries Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Property Summary

Land Area - Gross	0.82 AC (35,719 SF)
Zoning	B-4
Proposed Use	Commercial, Office, Restaurant, Retail, Service Station



Property Details

Frontage	Dumfries Rd
Zoning	B-4
Proposed Use	Commercial, Office, Restaurant, Retail, Service Station

Land For Lease Summary

Lot Size for Lease	0.82 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

Lease Notes
Pad site for lease with direct frontage on Dumfries Rd. Access to signalized intersection.

Available Spaces

No Data Available

Amenities

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	Beazer Home Corporation	Chantilly, VA 20151	(703) 749-9111
True Owner	Beazer Home Corporation	Chantilly, VA 20151	(703) 749-9111

Previous Sale

No Data Available

Transportation

Traffic Volume	12,792 on Winterset Dr (2025); 12,191 on Winterset Dr (2025); 13,580 on 7th Regiment Dr (2025); 15,018 on Grant Ave (2025); 15,023 on Grant Ave (2025); 13,299 on Wellington Rd (2025); 13,384 on Hampton Rd (2025); 15,018 on Hampton Rd (2025); 270 on Virginia Ave (2025); 15,072 on S Main St (2025)		
Commuter Rail	Manassas Amtrak Station		19 min walk
	Manassas		10 min drive



10233 Dumfries Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Land

Transportation (Continued)

Airport	Washington Dulles International	37 min drive
	Ronald Reagan Washington Ntl	53 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

No Data Available