



NEARBY RETAILERS



LAND FOR SALE

- 5.31 +/- Acres
- Zoned RPC
- Prime development opportunity located in the heart of the Gainesville trade area
- Located at the entrance to Lake Manassas Community
- The site provides frontage along the heavily traveled RT 29 [Lee Highway]
- Direct access to The Shops at Stonewall [Wegmans] via Turtle Pond Drive

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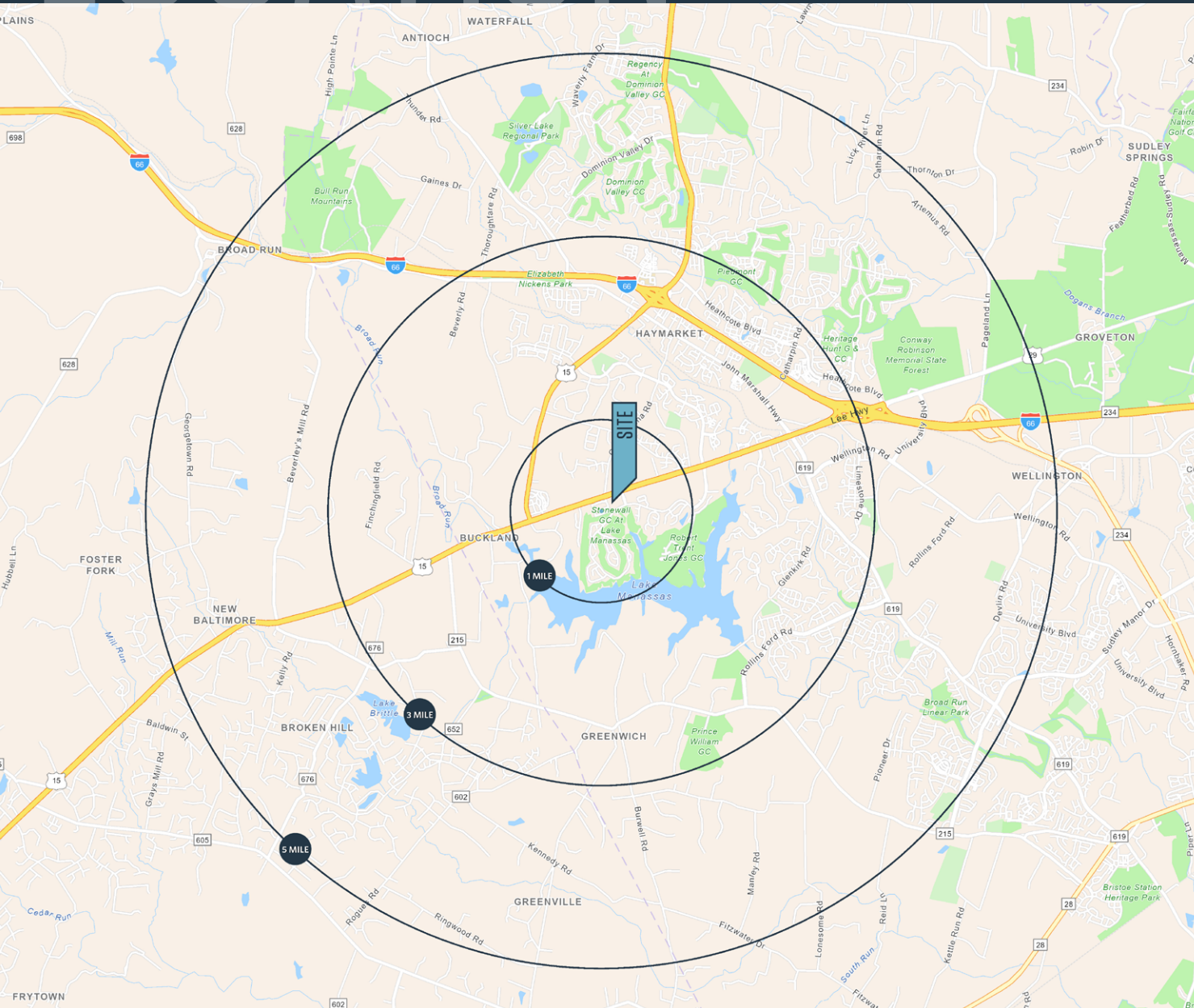
DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

LOCATION

7900 LAKE MANASSAS DRIVE

GAINESVILLE, VA 20155



PROPERTY HIGHLIGHTS:

5.31 +/- Acres

DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 4,274 | 41,144 | 88,040 |
| Daytime Population | 4,154 | 35,666 | 74,432 |
| Households | 1,372 | 12,656 | 28,104 |
| Average HH Income | \$243,728 | \$185,469 | \$191,991 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Lee Hwy 46,482 ADT

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MARKET

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CLOSE-UP

7900 LAKE MANASSAS DRIVE

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46,482
[2022 ADT]

SITE

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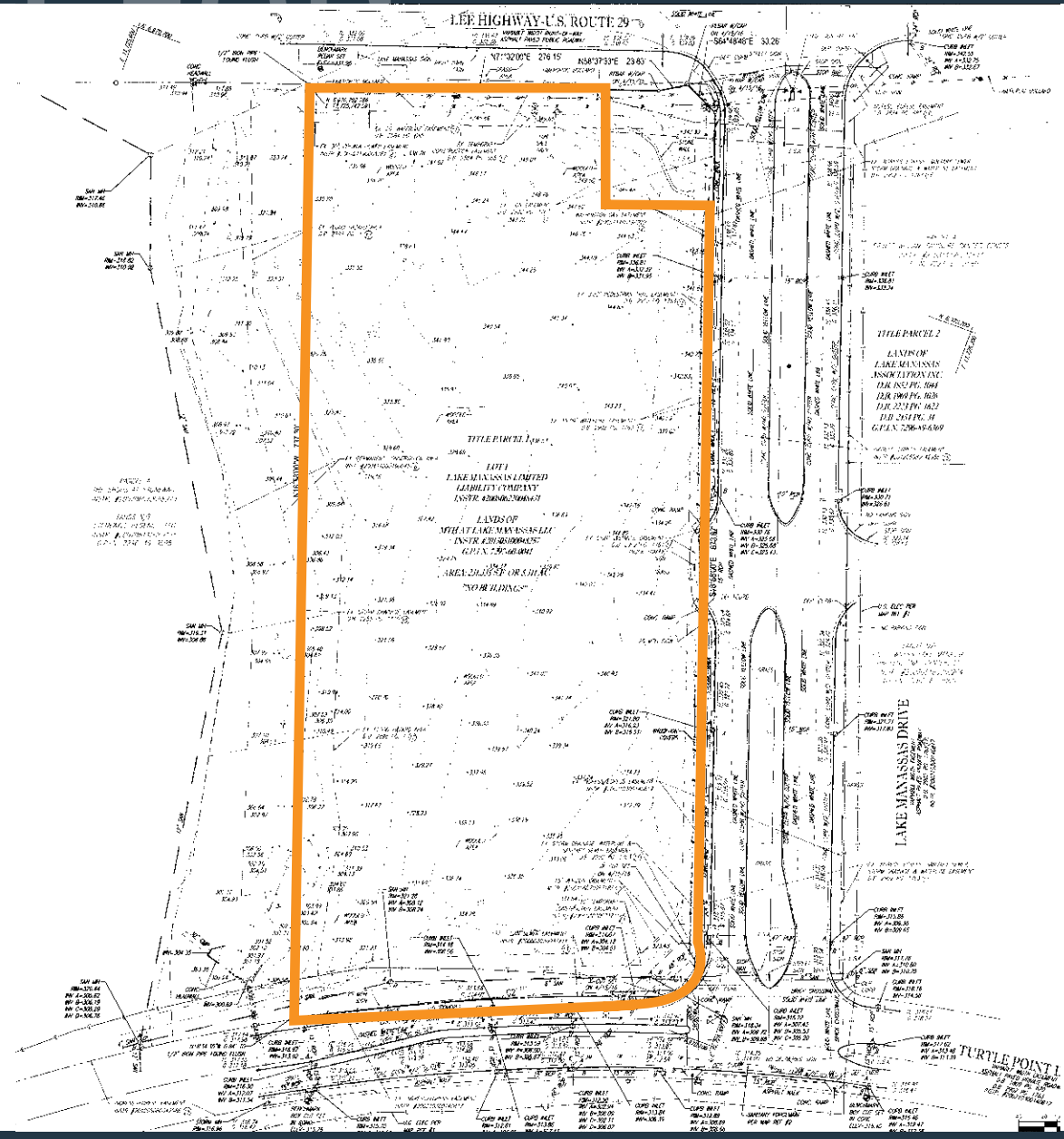
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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