



**AVAILABLE
GROUND LEASE
OR
BUILD-TO-SUIT!**

NEARBY RETAILERS



PAD SITE FOR GROUND LEASE

- Size: 0.64 acres (28,000 sf).
- Zoning: B-1 (General Business).
- Existing operating gas station (8 fuel pumps) with a 743 SF c-store.
- Located directly in front of the Manassas Mall.
- Located directly across from Manaport Plaza.

GROUND LEASE TERMS

PAD SIZE	RATE	CONDITION	TIMING
0.64 acres	"MARKET"	"AS-IS"	IMMEDIATE

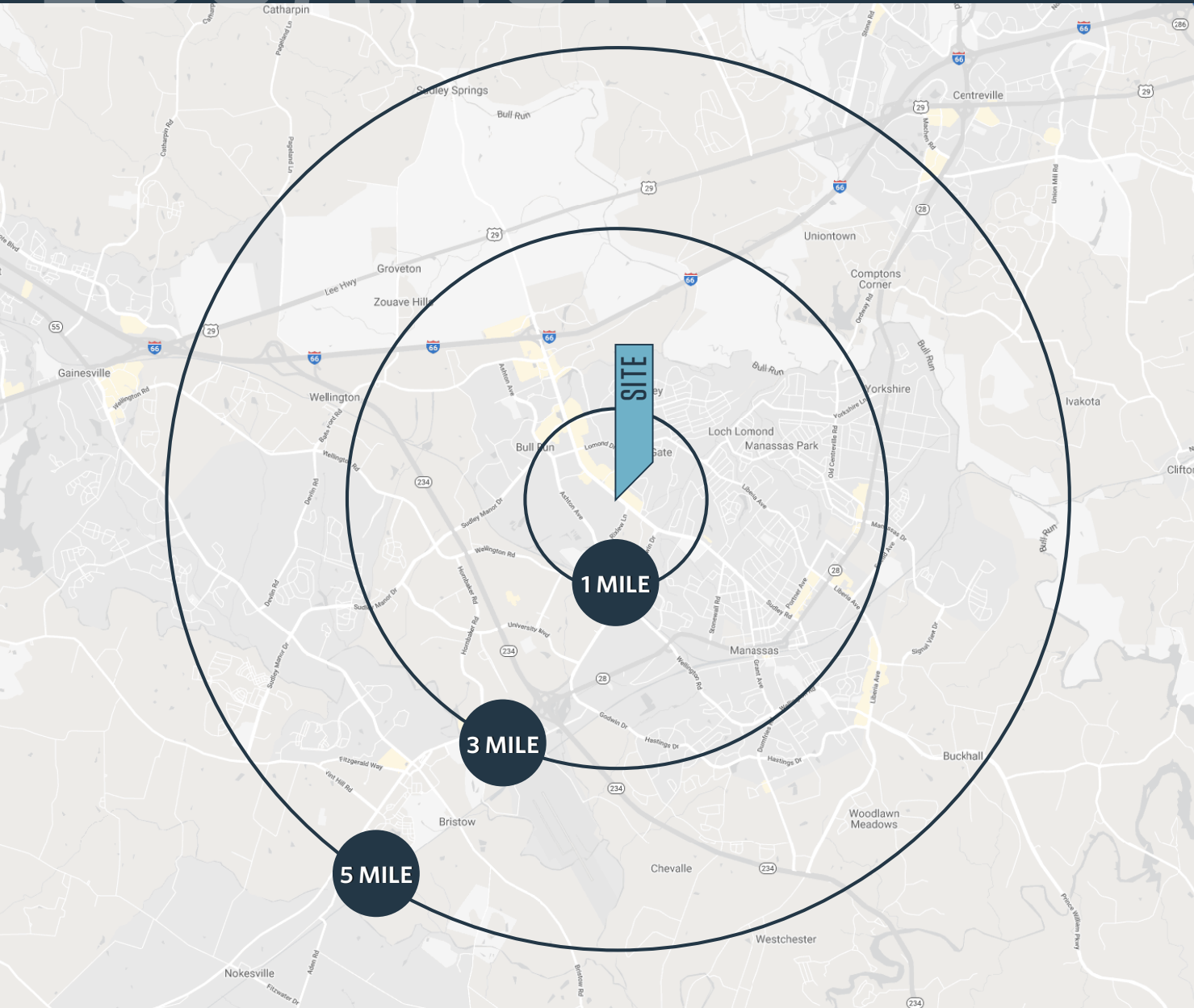
SELECTED USES PERMITTED WITHIN B-1 ZONING:

- DRIVE-THRU RESTAURANT
- QUICK SERVICE FOOD STORE
- CARRY OUT RESTAURANT
- SIT DOWN RESTAURANT
- DRY CLEANERS (PLANT OR PICK-UP)
- MEDICAL/DENTAL OFFICE
- FINANCIAL INSTITUTION
- RETAIL STORE(S)
- HOTEL/MOTEL
- NUMEROUS OTHERS

LOCATION

8250 SUDLEY ROAD

8250 SUDLEY ROAD, MANASSAS, VA 20109 PRINCE WILLIAM COUNTY



AVAILABLE PAD SITE:

0.64 Acres (28,000 SF)

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
15,368	103,004	188,611
Daytime Population		
9,455	58,285	82,170
Households		
5,114	32,096	59,262
Average HH Income		
\$96,652	\$119,484	\$145,656

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Sudley Road 44,730 ADT

FORREST H. MORRILL

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DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703



8250 SUDLEY ROAD

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Manassas

Prince William County | Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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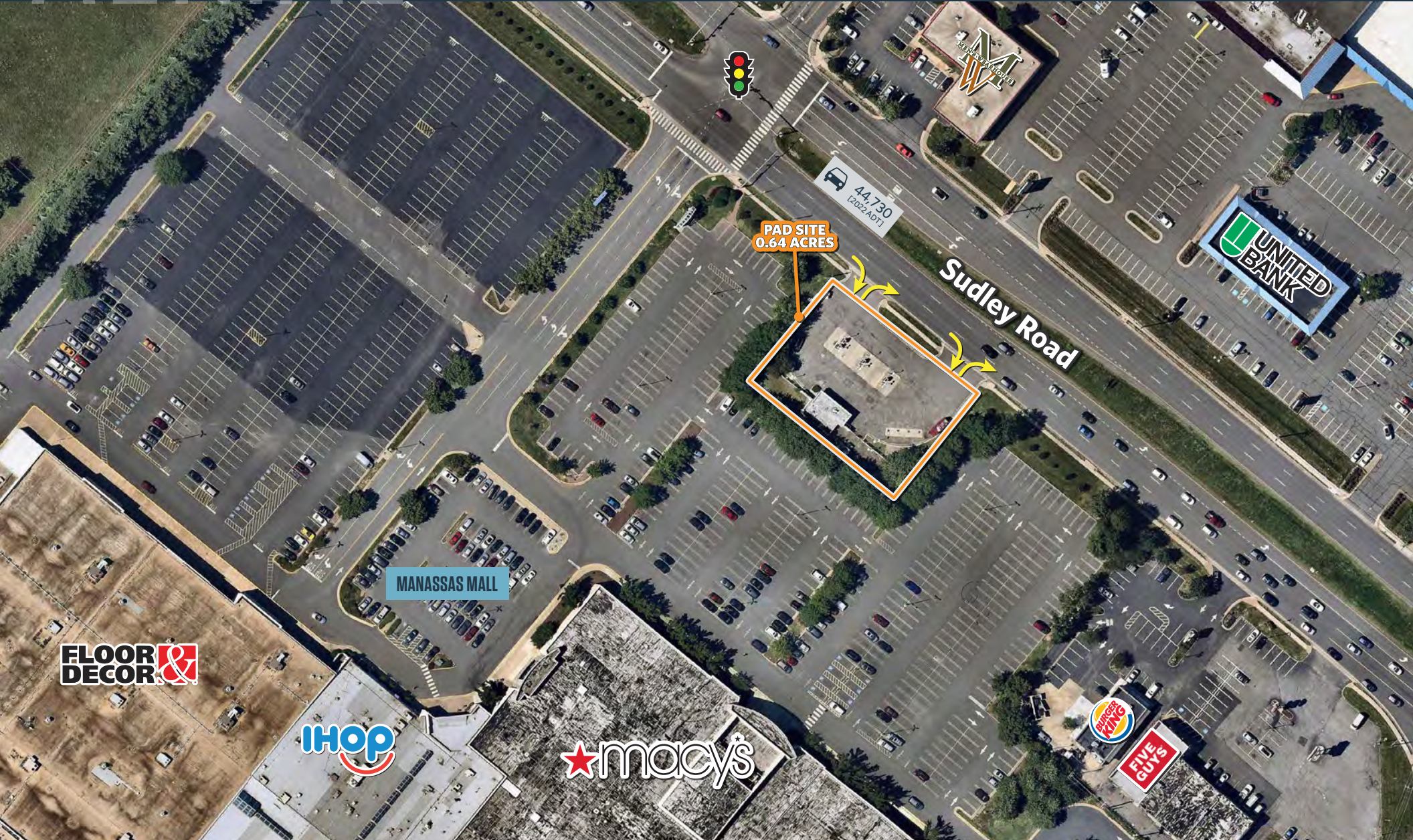
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AERIAL

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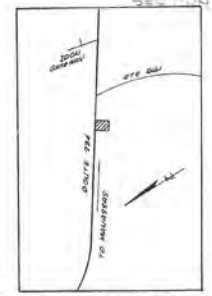
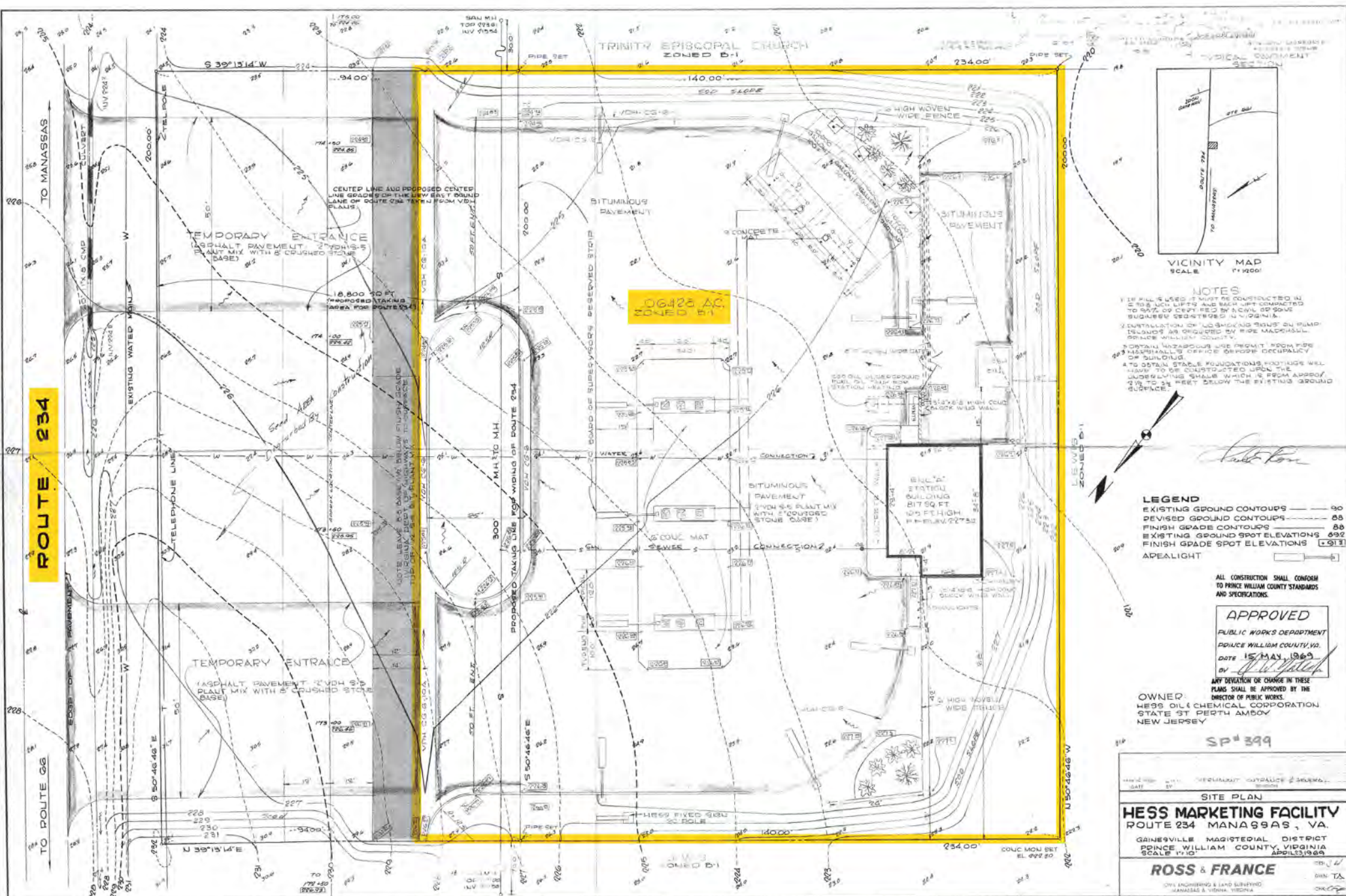
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- NOTES**
- IF MILL IS USED IT MUST BE CONSTRUCTED IN 5 TO 6 INCH LIFTS AND EACH LIFT COMPACTED TO 90% OR EXCEEDED BY A MIN. OF SOME SUGGESTED DEPTHS IN VIRGINIA.
 - INSTALLATION OF LOG SKIDDER BARS ON PUMP ISLANDS AS REQUIRED BY RISE MADEHULL BRIDGE WILSON COUNTY.
 - CERTAIN HAZARDOUS WRE FROM FLOOD FROM HESS OIL CHEMICALS OFFICE DETERMINE OCCUPANCY OF BUILDING.
 - TO OBTAIN STABLE FOUNDATIONS FOOTINGS WILL HAVE TO BE CONSTRUCTED UPON THE UNDERLYING SHALES WHICH IS FROM APPROX. 3/8 TO 3/4 FEET BELOW THE EXISTING GROUND SURFACE.

Robertson

LEGEND

- EXISTING GROUND CONTOURS ——— 90
- REVISED GROUND CONTOURS - - - - 85
- FINISH GRADE CONTOURS ——— 88
- EXISTING GROUND SPOT ELEVATIONS 892
- FINISH GRADE SPOT ELEVATIONS [91]
- APEA LIGHT []

ALL CONSTRUCTION SHALL CONFORM TO PRINCE WILLIAM COUNTY STANDARDS AND SPECIFICATIONS.

APPROVED
PUBLIC WORKS DEPARTMENT
PRINCE WILLIAM COUNTY, VA.
DATE 15 MAY 1969
BY *[Signature]*

OWNED BY
HESS OIL CHEMICAL CORPORATION
STATE ST. PERTH AMBOY
NEW JERSEY

SP# 399

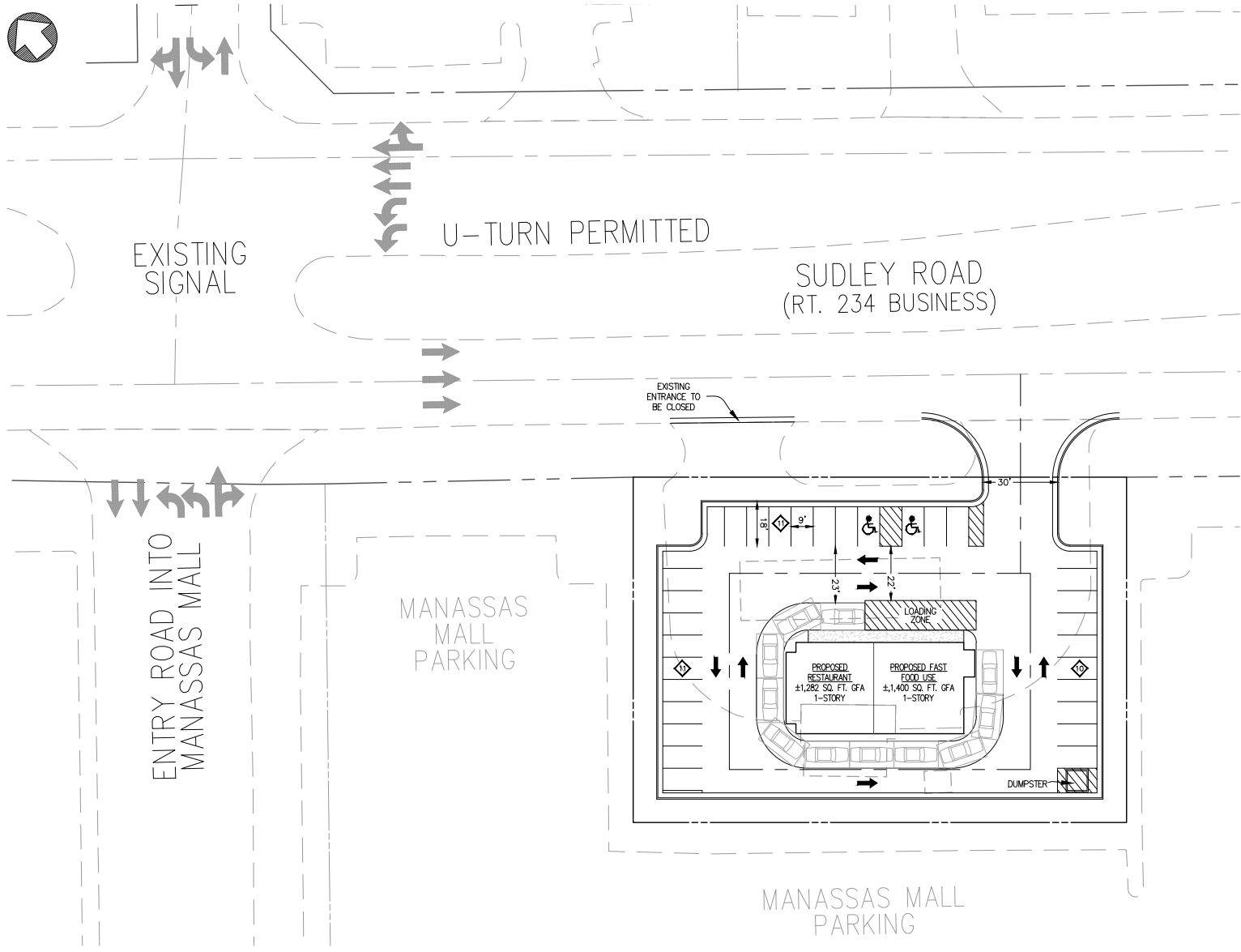
MEASUREMENT OUTLINE & SURVEY...
SITE PLAN
HESS MARKETING FACILITY
ROUTE 234 MANASSAS, VA.
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1" = 10'

ROSS & FRANCE
CIVIL ENGINEERING & LAND SURVEYING
MANASSAS & VIRGINIA, VIRGINIA

SHEET NO. 1 OF 1

8250 SUDLEY ROAD

8250 SUDLEY ROAD, MANASSAS, VA 20109 PRINCE WILLIAM COUNTY



SITE INFORMATION & TABULATIONS

PROJECT GPIN: 7696-66-9889
 SITE ADDRESS: 8250 SUDLEY ROAD
 MANASSAS, VA 20109
 OWNER: TSPP LLC
 SITE AREA: 0.6428 ACRES

NOTE: ABOVE INFORMATION PER PWC ASSESSOR.

CURRENT ZONING: B-1, GENERAL BUSINESS
 PROPOSED USES/GFA: ±1,400 SF FAST FOOD RESTAURANT WITH DRIVE-THROUGH
 ±1,282 SF SIT-DOWN RESTAURANT

NOTE: SPECIAL USE PERMITTED REQUIRED FOR FAST FOOD RESTAURANTS WITH DRIVE THROUGHS.

DEVELOPMENT STANDARDS:
 MINIMUM LOT SIZE: NO REQUIREMENT
 MINIMUM LOT WIDTH: NO REQUIREMENT
 MINIMUM LOT DEPTH: NO REQUIREMENT
 MINIMUM OPEN SPACE: 15 PERCENT
 MAXIMUM F.A.R.: 0.40
 PROPOSED F.A.R.: 2,682 SF / 28,000.37 = 0.095
 MAXIMUM BUILDING HT: 45 FEET
 SETBACKS:

FROM RIGHT-OF-WAY: 20 FEET
 ABUTTING RESIDENTIAL: 25 FEET

PARKING REQUIREMENTS:
 FAST FOOD RESTAURANT: 1 SP. PER 75 SQ. FT. (NET)
 REQUIRED: 1,050 SQ. FT. (NET) / 75 = 14 SPACES
 RESTAURANT: 1 SP. PER 100 SQ. FT. (NET)
 REQUIRED: 961.5 SQ. FT. (NET) / 100 = 10 SPACES

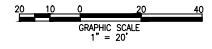
TOTAL PARKING REQUIRED: 24 SPACES
 TOTAL PARKING PROVIDED: 32 SPACES

NOTES

1. THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISION WITH ADDITIONAL STUDY.
2. PARCEL AND OTHER DATA OBTAINED FROM THE PRINCE WILLIAM COUNTY GIS DEPARTMENT. THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.
3. THIS PLAN ASSUMES ALL NECESSARY PERMITS AND LAND USE ENTITLEMENTS ARE OBTAINED.



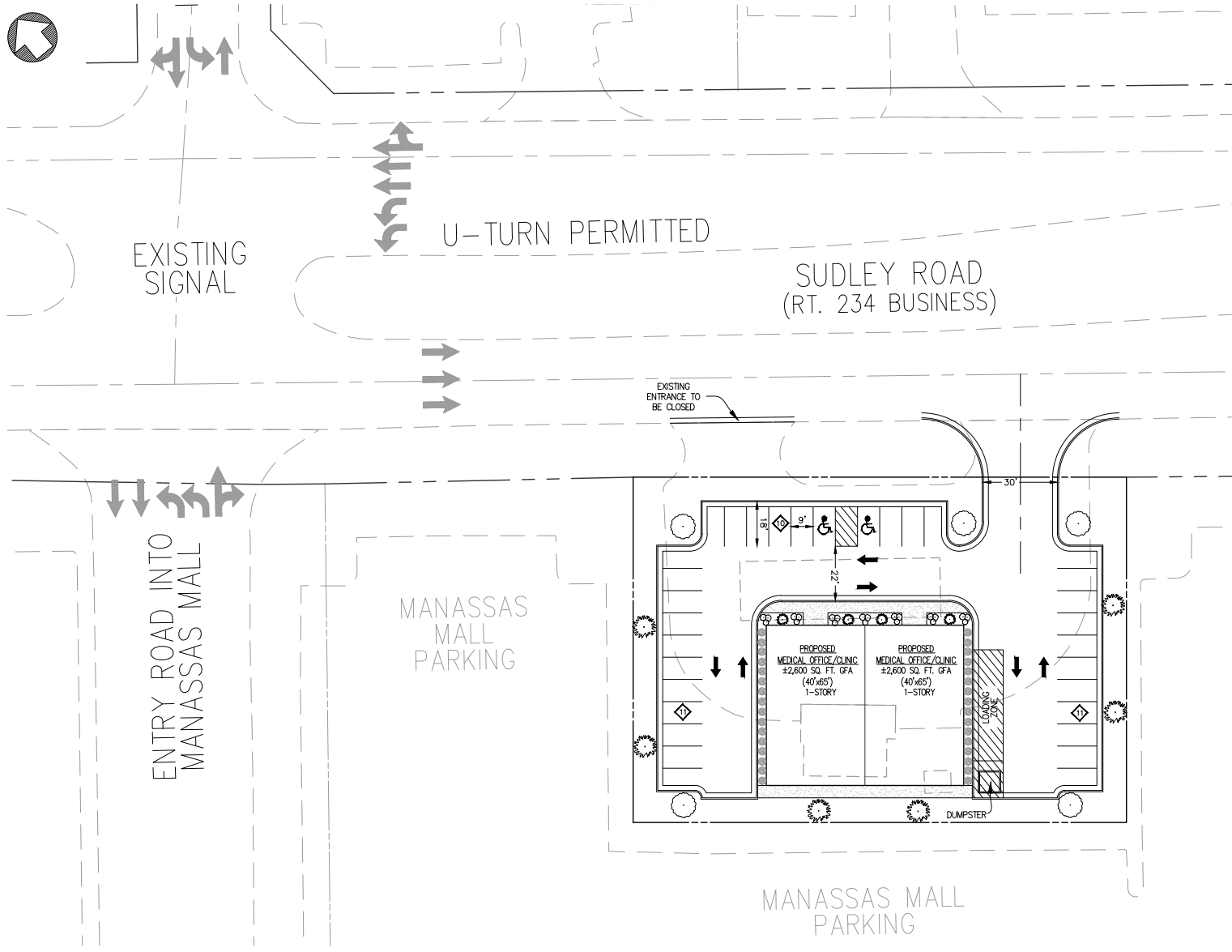
CONCEPTUAL PLAN
8250 SUDLEY ROAD REDEVELOPMENT
 PRINCE WILLIAM COUNTY, VIRGINIA



MAY 2019

8250 SUDLEY ROAD

8250 SUDLEY ROAD, MANASSAS, VA 20109 PRINCE WILLIAM COUNTY



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CURRENT ZONING: B-1, GENERAL BUSINESS
 PROPOSED USES/GFA: ±5,200 SF MEDICAL OFFICE/CLINIC
 (2 UNITS AT ±2,600 SF EACH)

DEVELOPMENT STANDARDS:
 MINIMUM LOT SIZE: NO REQUIREMENT
 MINIMUM LOT WIDTH: NO REQUIREMENT
 MINIMUM LOT DEPTH: NO REQUIREMENT
 MINIMUM OPEN SPACE: 15 PERCENT
 MAXIMUM F.A.R.: 0.40
 PROPOSED F.A.R.: 5,200 SF / 28,000.37 = 0.19
 MAXIMUM BUILDING HT: 45 FEET

SETBACKS:
 FROM RIGHT-OF-WAY: 20 FEET
 ABUTTING RESIDENTIAL: 25 FEET

PARKING REQUIREMENTS:
 MEDICAL OFFICE/CLINIC: 1 SP. PER 150 SQ. FT. (NET)
 REQUIRED: 3,900 SQ. FT. (NET) / 150 = 26 SPACES

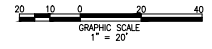
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CONCEPTUAL PLAN
 8250 SUDLEY ROAD REDEVELOPMENT
 PRINCE WILLIAM COUNTY, VIRGINIA



MAY 2019

PHOTOS

8250 SUDLEY ROAD

8250 SUDLEY ROAD, MANASSAS, VA 20109 PRINCE WILLIAM COUNTY



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CLICK TO VIEW PROPERTY WEBSITE

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