



NEARBY RETAILERS:

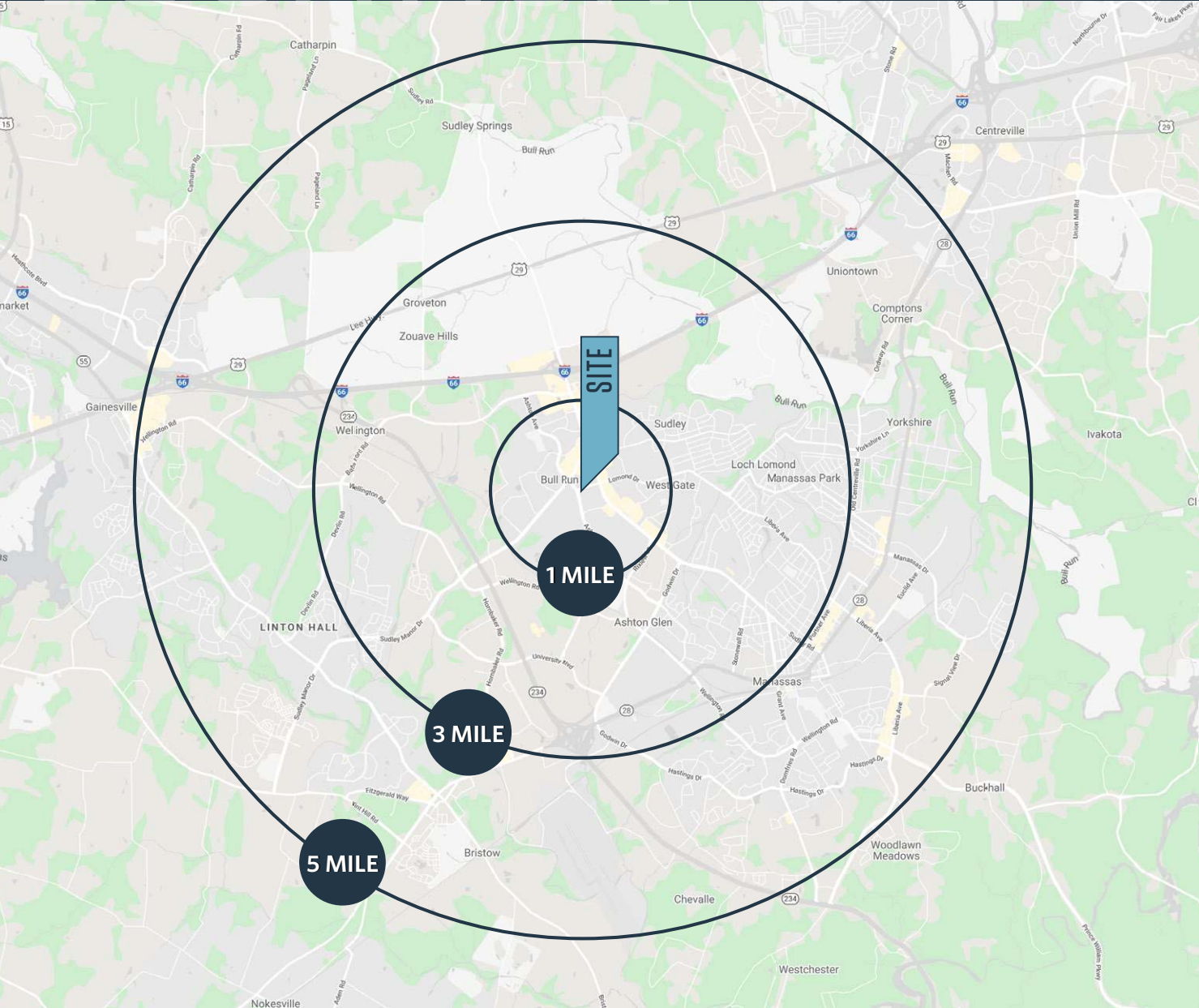


- 1.06 acre pad with 5,000 SF retail development with excellent visibility and access at the signalized intersection of Ashton Ave. (24,977 ADT) and Lomond Dr. (9,450 ADT).
- Generous monument signage available.
- Surface parking available.
- New Innovation Elementary School next door with 900+ student capacity opened in August 2023.
- Zoning: [B-1 \(General Business\)](#)

LOCATION

ASHTON CENTRE

8141 ASHTON AVENUE, MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	24,401	81,417	190,521
Daytime Population	11,919	47,951	87,047
Households	8,308	25,115	60,152
Average HH Income	\$98,864	\$127,167	\$144,737
Median HH Income	\$77,982	\$95,850	\$108,504

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Ashton Ave.	24,977 ADT
Lomond Dr.	9,450 ADT

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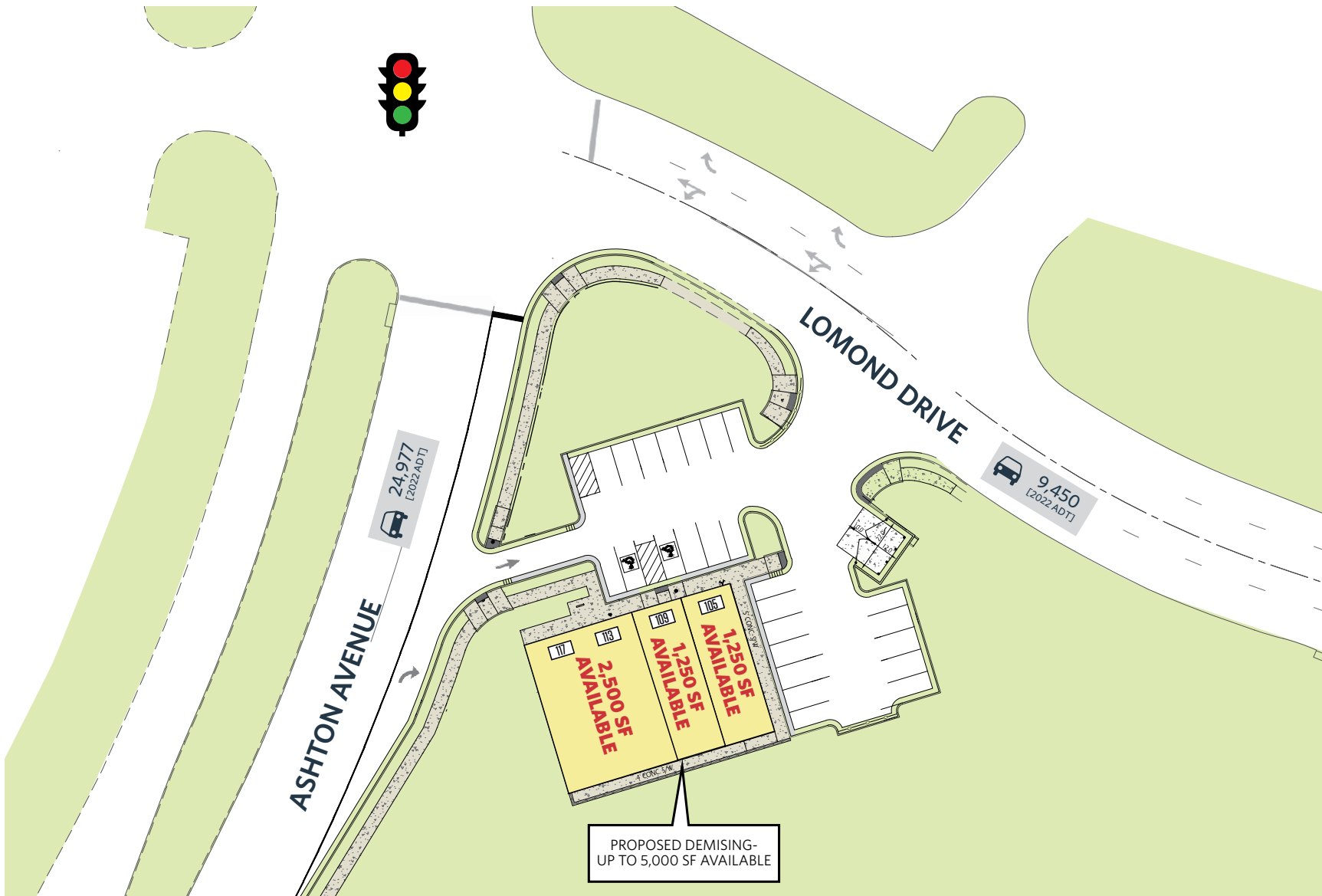
MAI VO

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JOSH WEINER

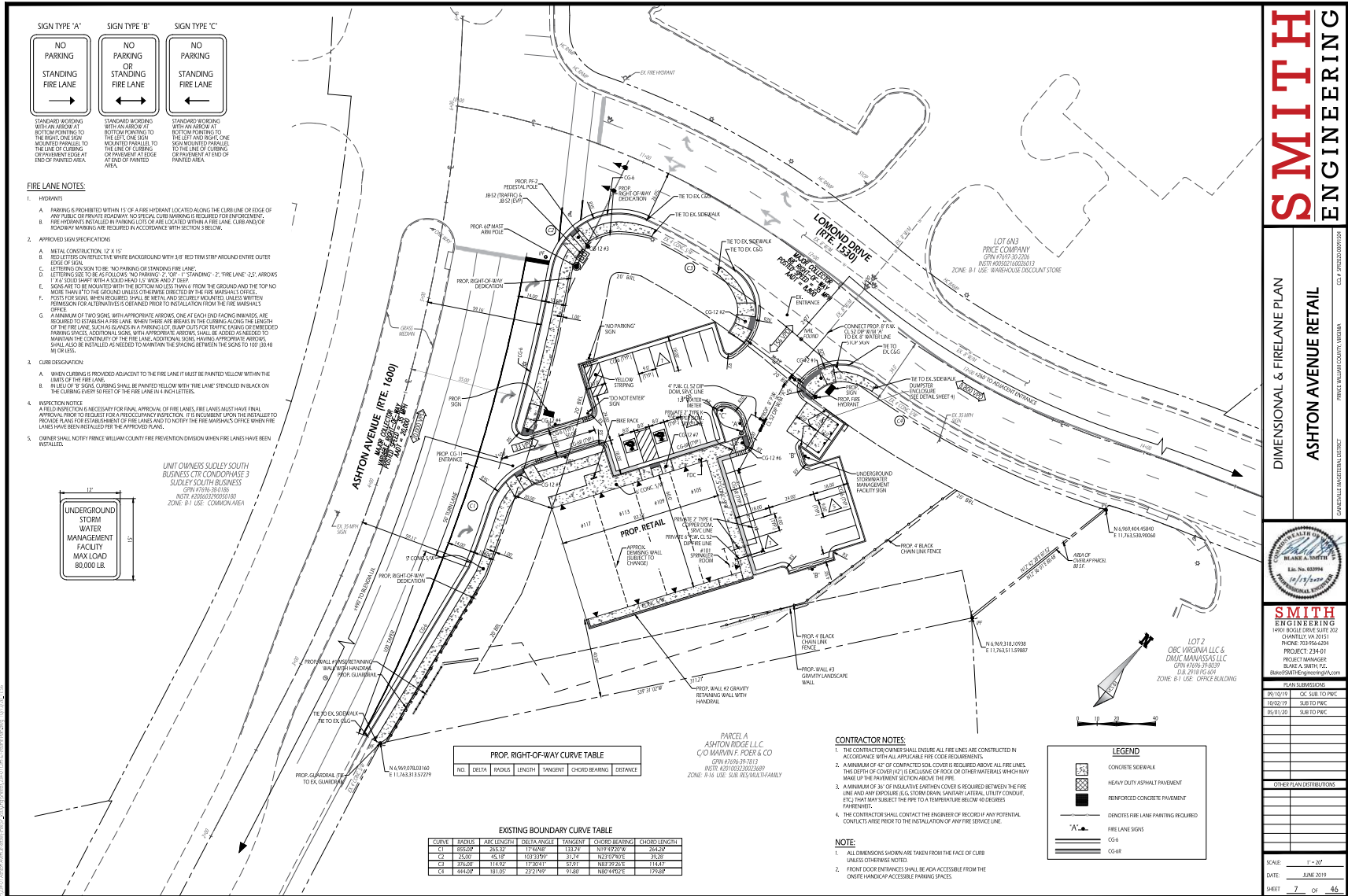
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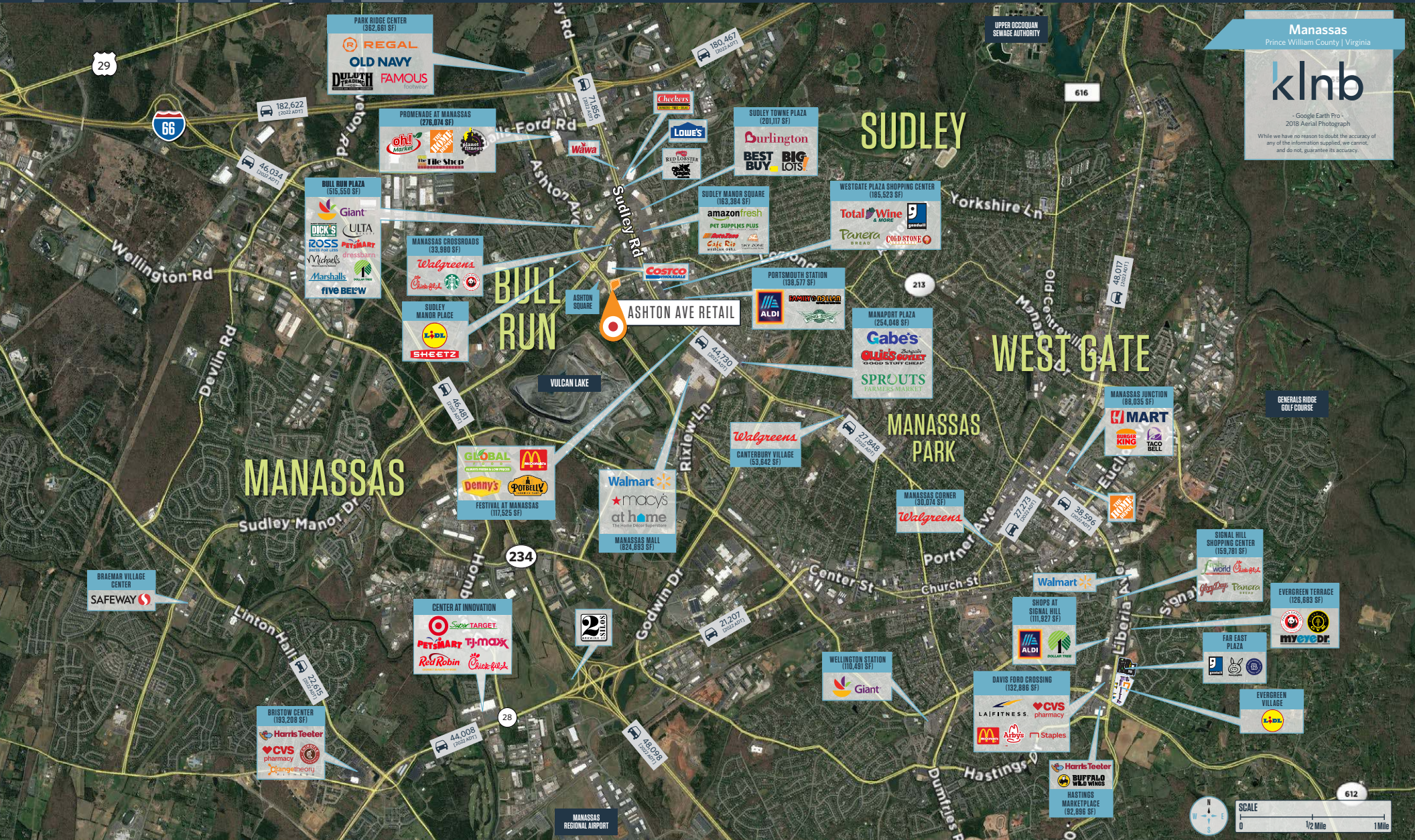
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Manassas
Prince William County | Virginia

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- Google Earth Pro -
2018 Aerial Photograph
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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