



NEARBY RETAILERS:

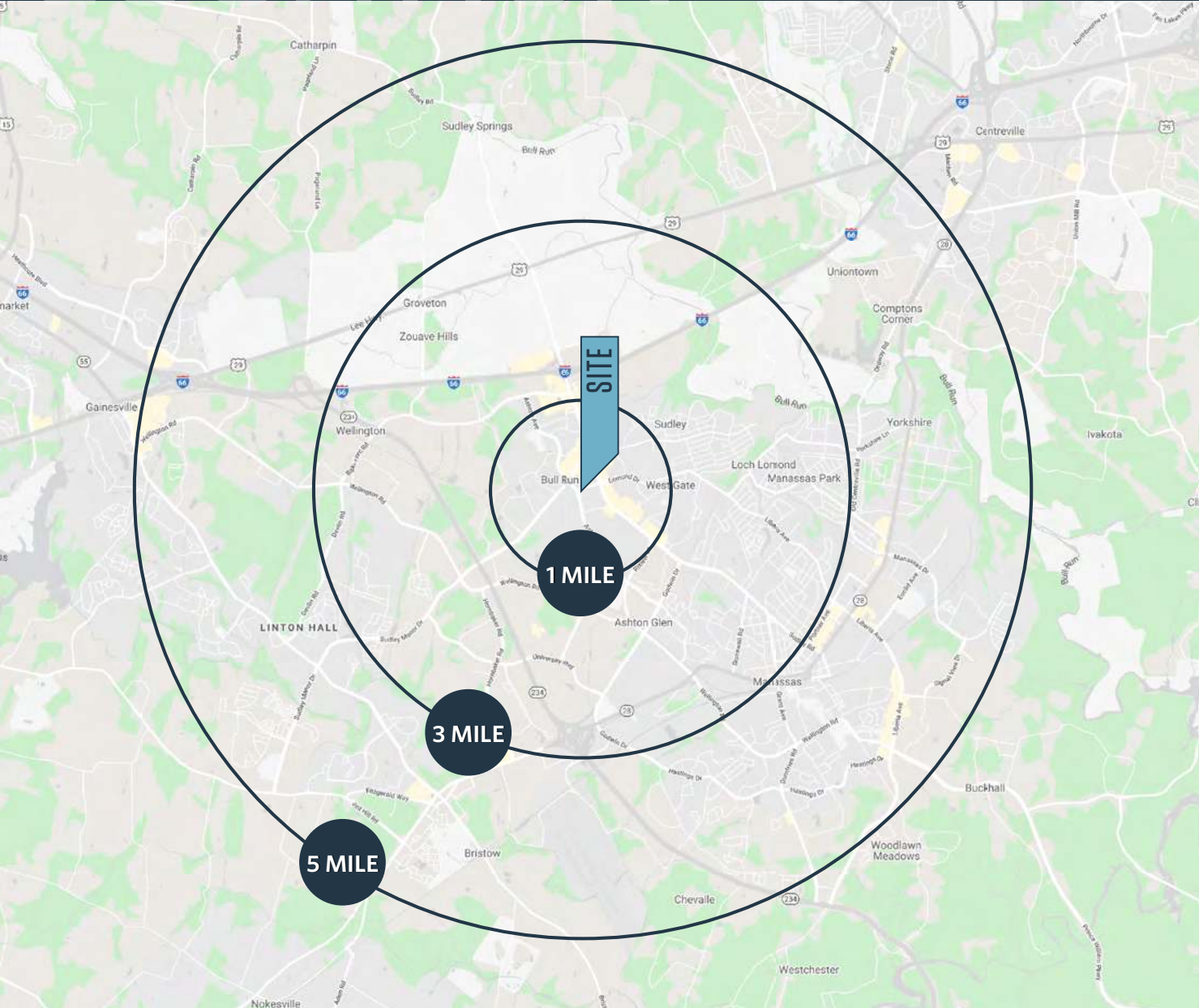


- 1.06 acre pad with 5,000 SF retail development with excellent visibility and access at the signalized intersection of Ashton Ave. (24,977 ADT) and Lomond Dr. (9,450 ADT).
- Generous monument signage available.
- Surface parking available.
- New Innovation Elementary School next door with 900+ student 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

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

JOSH WEINER

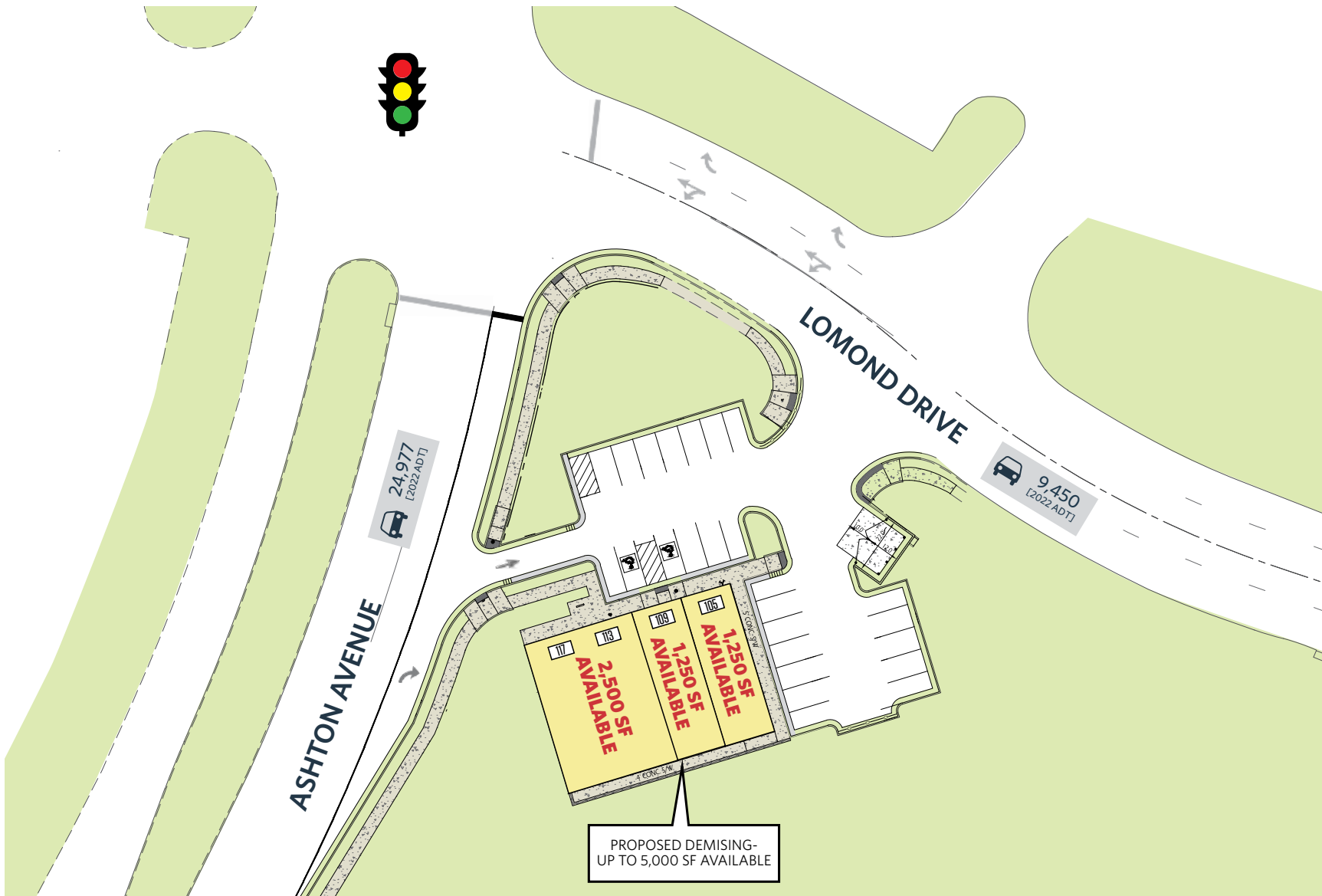
jweiner@klnb.com | 703-268-2715

klnb.com

SITE PLAN

ASHTON CENTRE

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



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

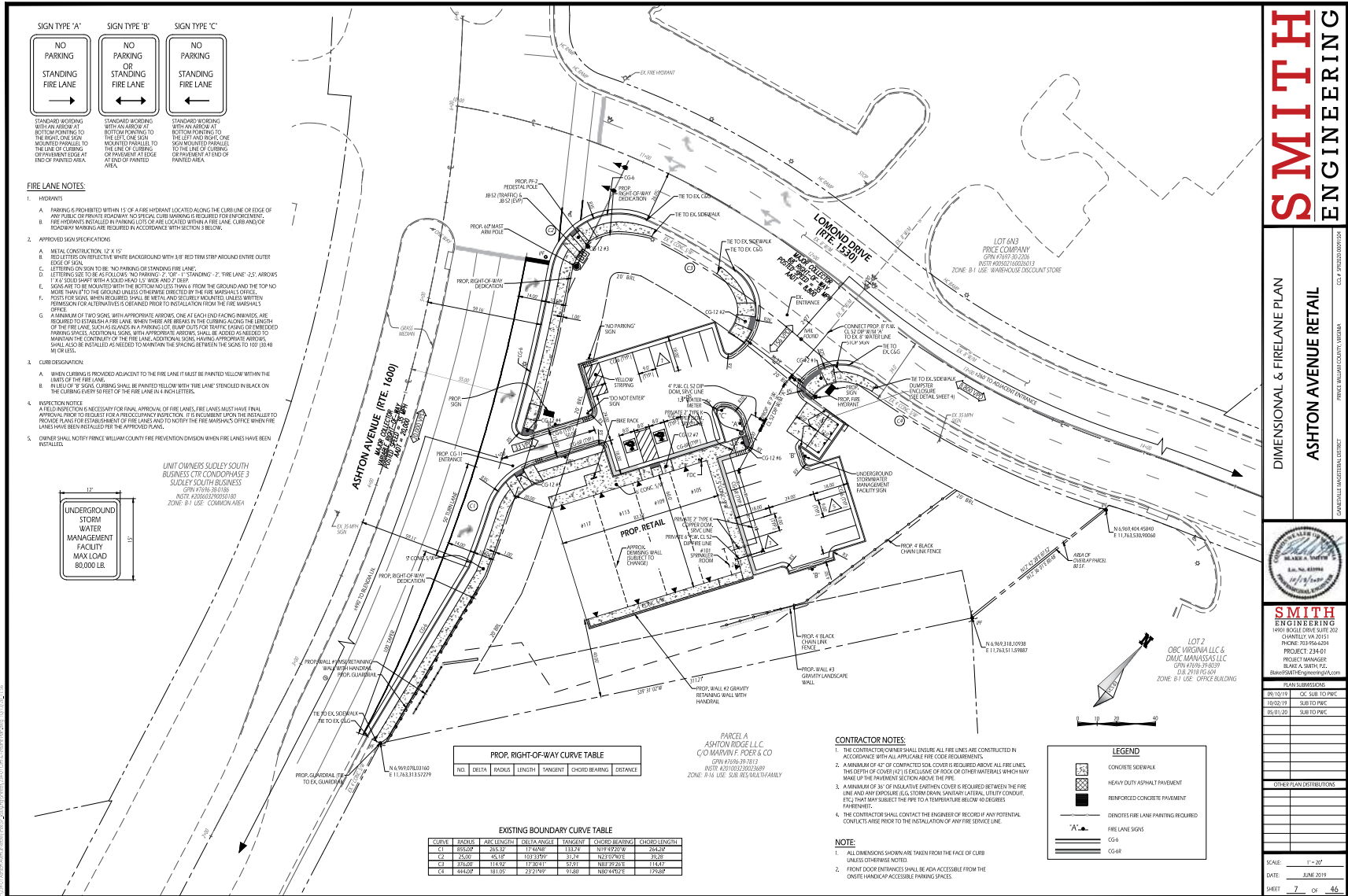
JOSH WEINER

jweiner@klnb.com | 703-268-2715

klnb.com

ASHTON CENTRE

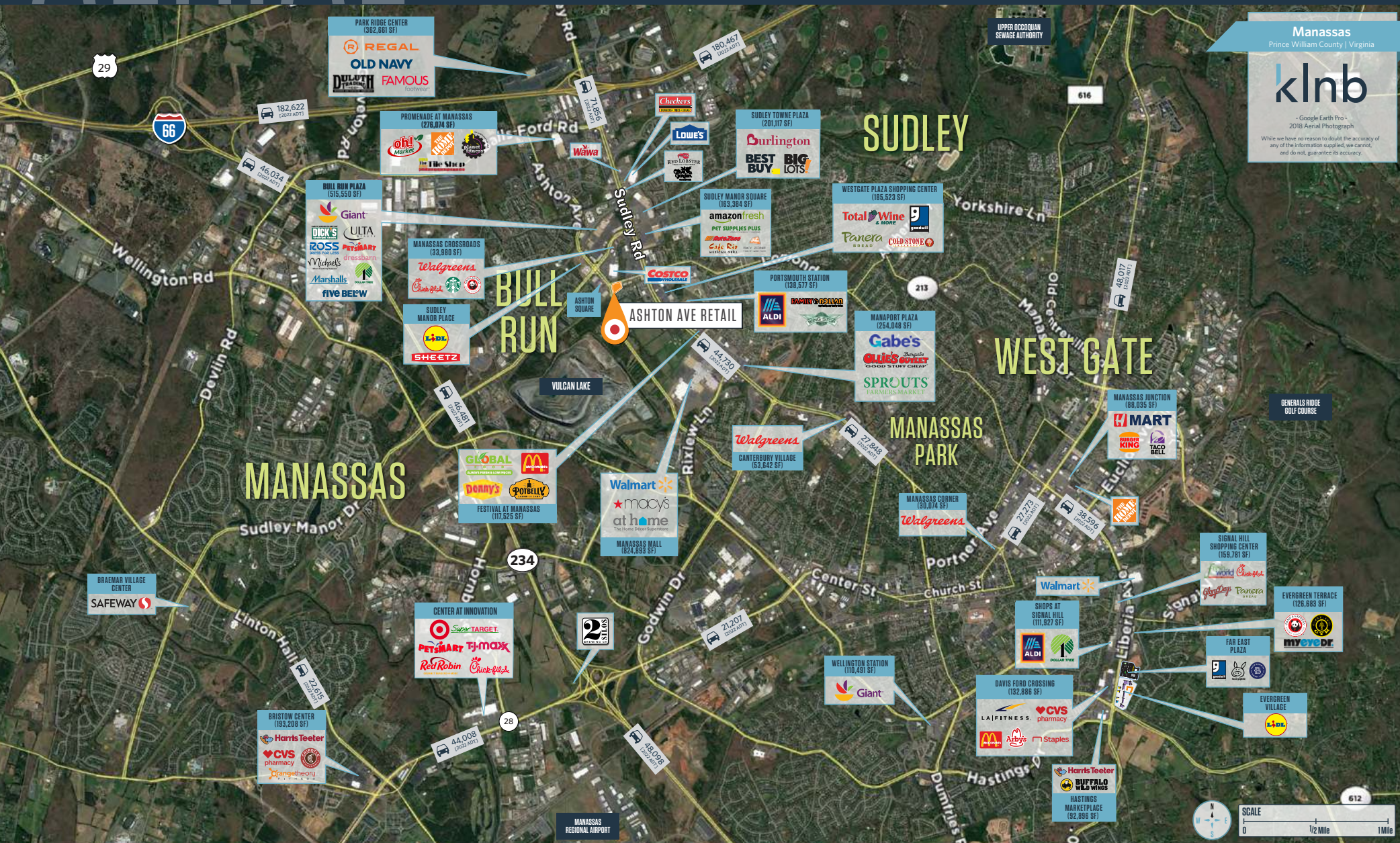
8141 ASHTON AVENUE, MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



AERIAL

ASHTON CENTRE

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



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.

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

JOSH WEINER

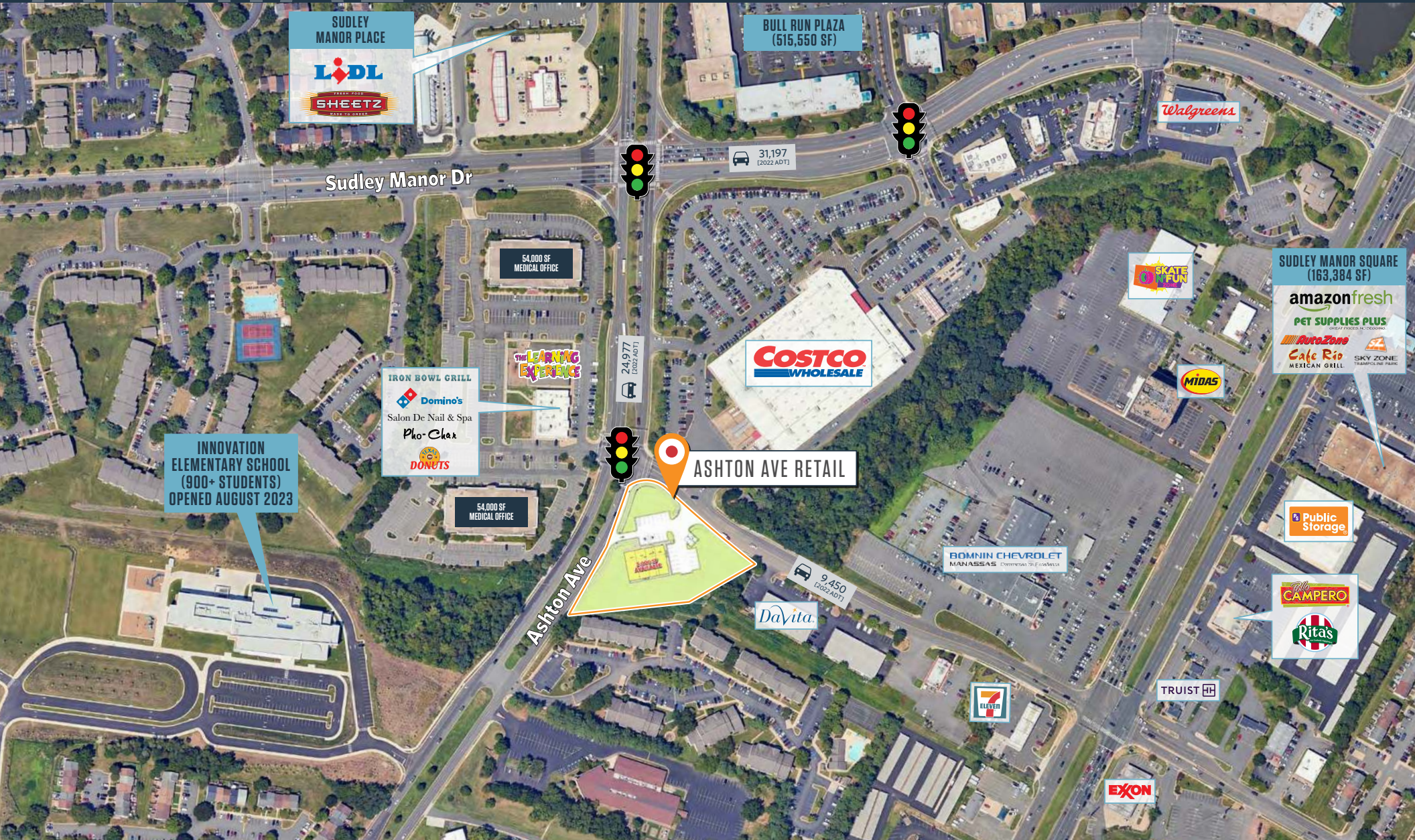
jweiner@klnb.com | 703-268-2715

klnb.com

AERIAL

ASHTON CENTRE

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



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

JOSH WEINER

jweiner@klnb.com | 703-268-2715

klnb.com



ASHTON CENTRE

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

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

f Morrill@klnb.com | 703-268-2707

JOSH WEINER

jweiner@klnb.com | 703-268-2715

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.