



FOR SALE OR LEASE

NEARBY RETAILERS:



- 1.06 Acre pad for sale or lease.
- Site plan approved for 5,000 SF retail development.
- 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 \(General Business\)](#)

FOR SALE:

SIZE	RATE	DELIVERY CONDITION	TIMING
1.06 ACRES	\$1.35M	"AS-IS" / SITE PLAN APPROVED	IMMEDIATE

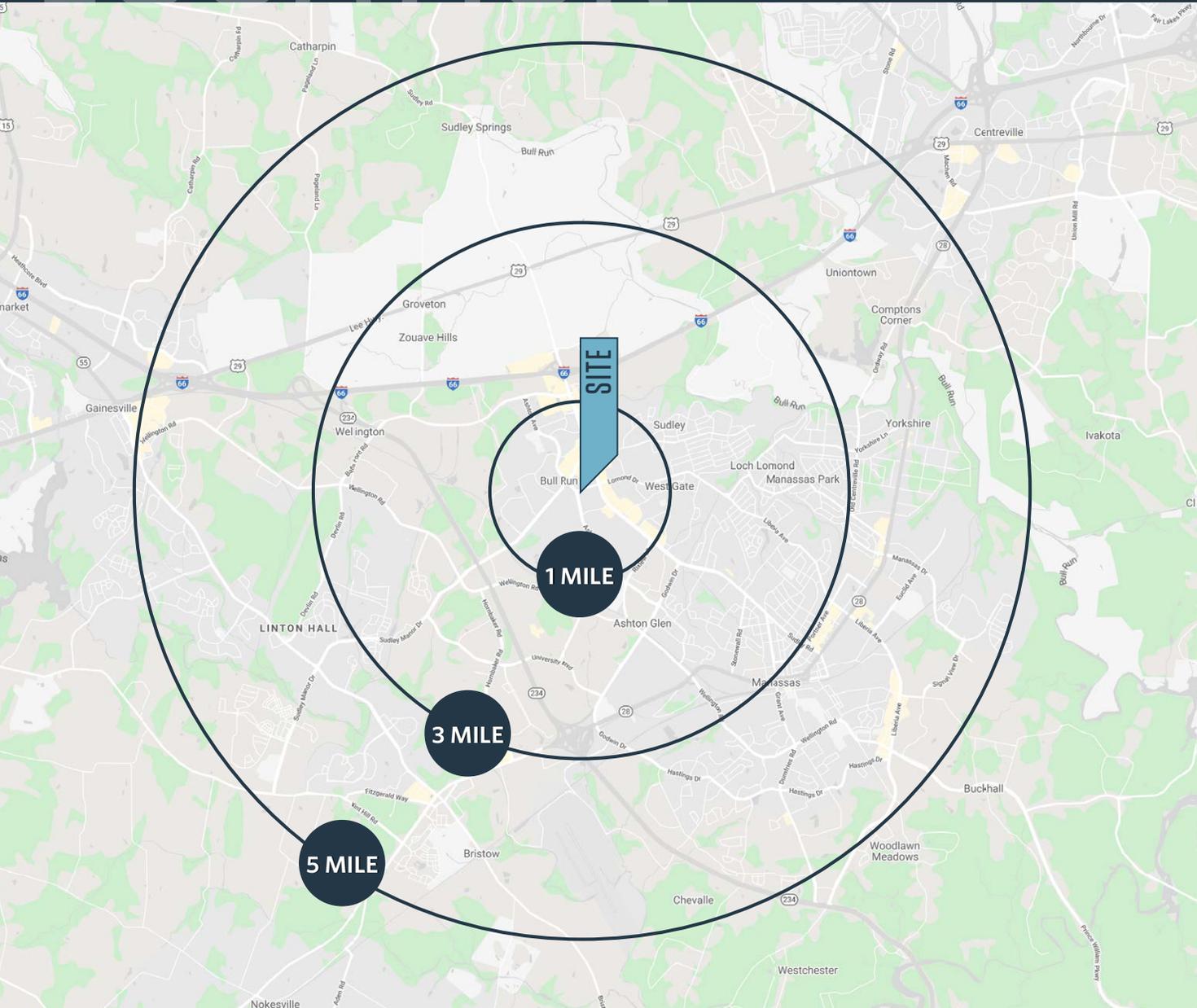
FOR LEASE:

SIZE	RATE	DELIVERY CONDITION	TIMING
1,200 - 5,000 SF	"MARKET"	COLD DARK SHELL + TI	IMMEDIATE

LOCATION

ASHTON CENTRE

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



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	24,218	82,029	189,677
Daytime Population	12,695	49,109	89,526
Households	8,224	25,288	59,844
Average HH Income	\$100,432	\$130,575	\$152,306
Median HH Income	\$82,209	\$100,472	\$113,858

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Ashton Ave.	24,013 ADT
Lomond Dr.	9,426 ADT

FORREST H. MORRILL

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JOSH WEINER

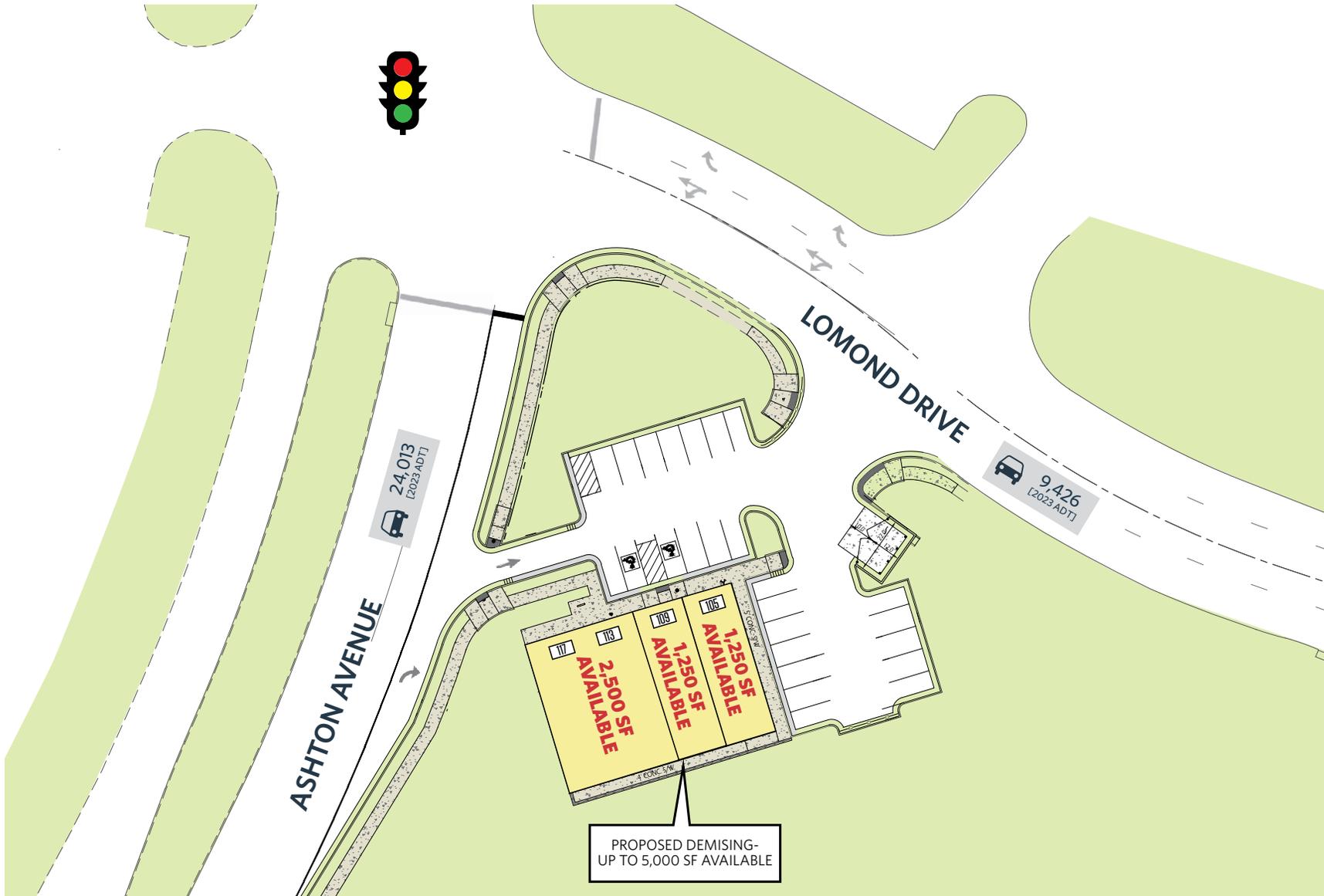
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SITE PLAN

ASHTON CENTRE

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



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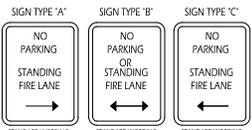
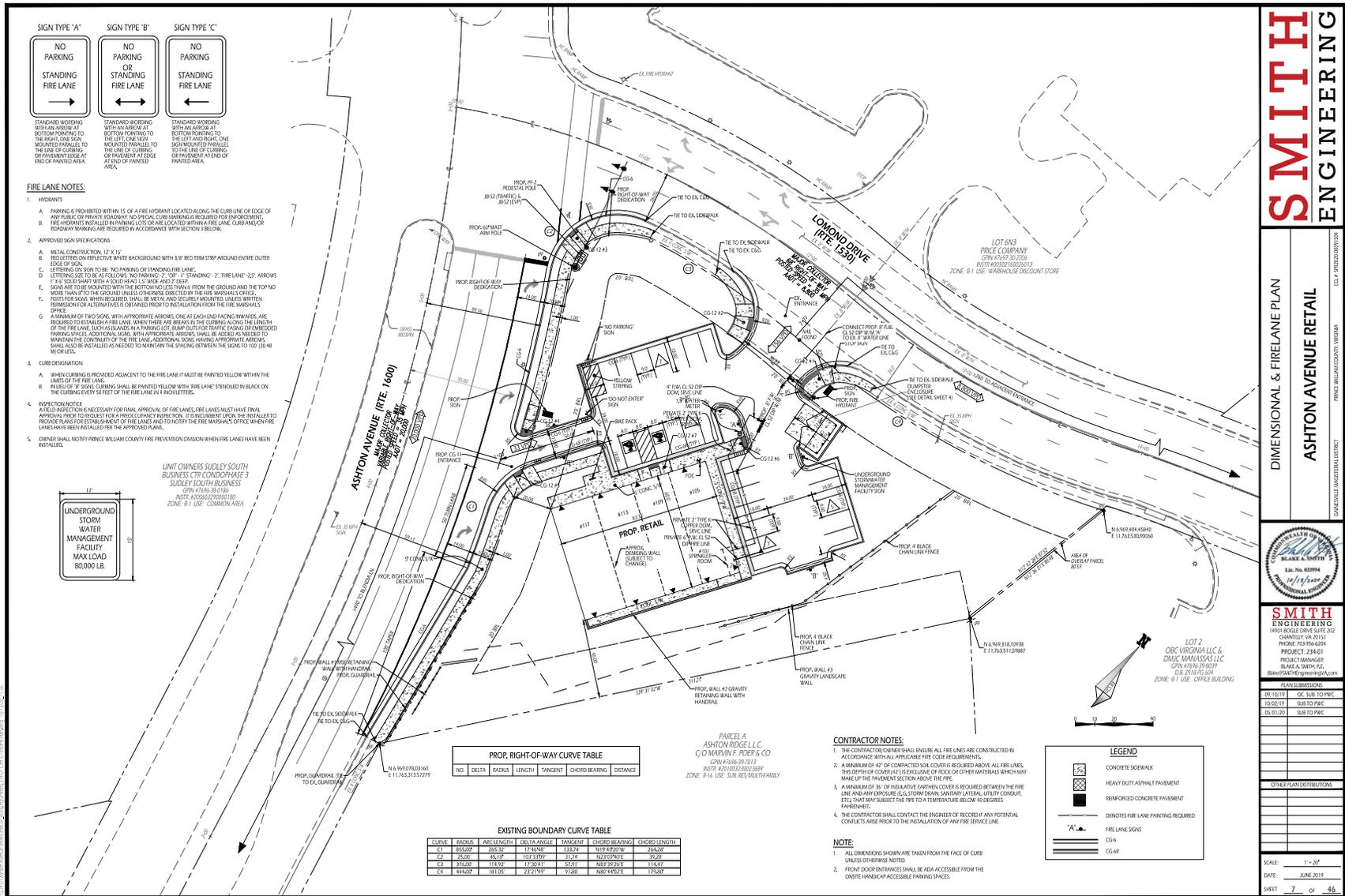
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ASHTON CENTRE

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



STANDARD SIGNING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT, ONE SIGN INDICATED PARALLEL TO THE LINE OF CURBING OR PAINTED EDGE AT END OF PAINTED AREA.

STANDARD SIGNING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT AND RIGHT, ONE SIGN INDICATED PARALLEL TO THE LINE OF CURBING OR PAINTED EDGE AT END OF PAINTED AREA.

STANDARD SIGNING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT AND RIGHT, ONE SIGN INDICATED PARALLEL TO THE LINE OF CURBING OR PAINTED EDGE AT END OF PAINTED AREA.

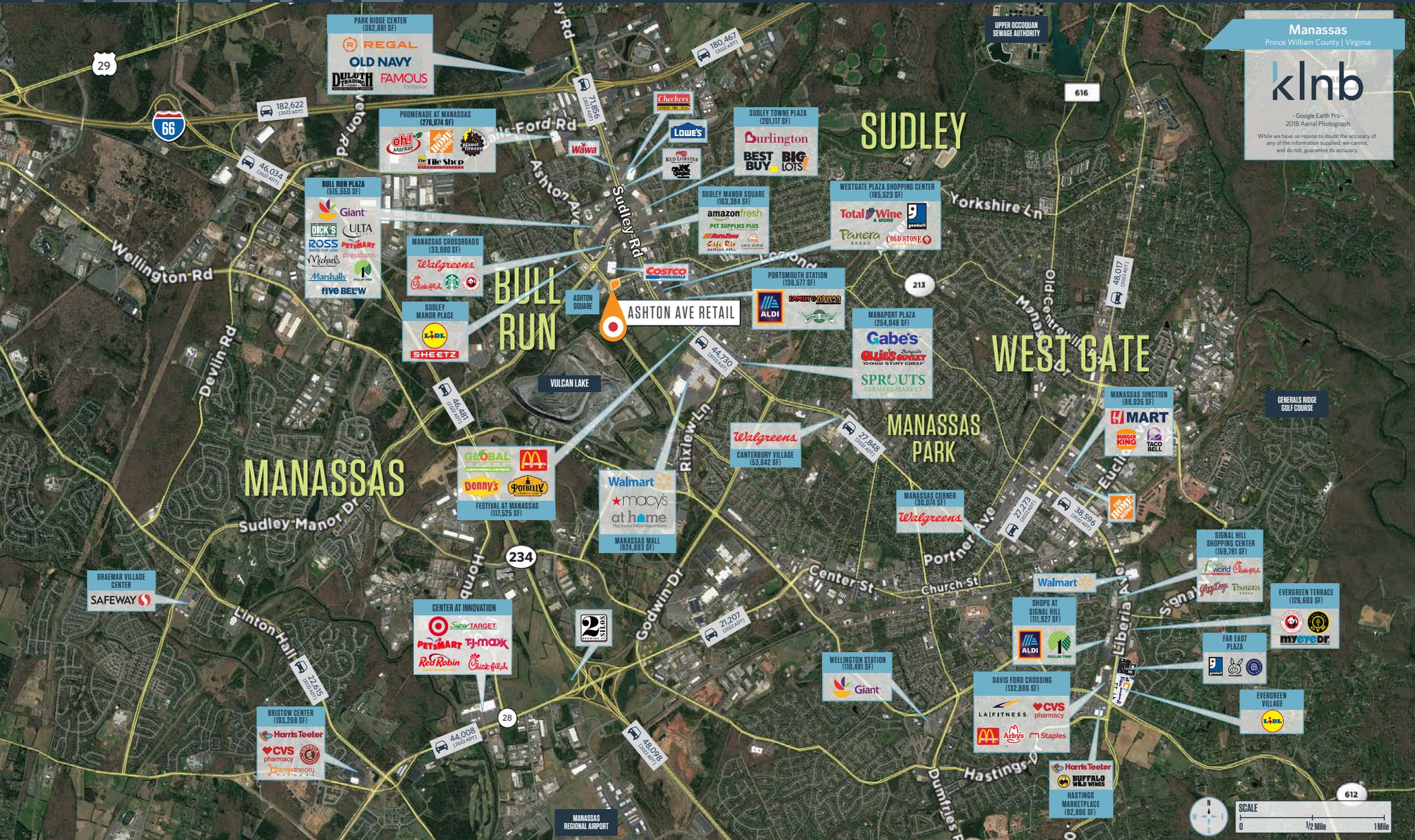
FIRE LANE NOTES

- MIDWAYS**
 - PARKING IS PROHIBITED WITHIN 15' OF A FIRE HYDRANT LOCATED ALONG THE CURB LINE OR EDGE OF ANY PUBLIC OR PRIVATE DRIVEWAY. NO SPECIAL CURB MARKING IS REQUIRED FOR THIS WORK.
 - FIRE HYDRANTS NOT LOCATED WITHIN 15' OF THE CURB LINE OR EDGE OF ANY PUBLIC OR PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN FIRE LANE. CURB AND/OR ROADWAY MARKING ARE REQUIRED IN ACCORDANCE WITH SECTION 3 BELOW.
- APPROVED SIGN SPECIFICATIONS**
 - METAL CONSTRUCTION, 12" X 15"
 - RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
 - LETTERING OR SIGN TO BE: NO PARKING OR STANDING FIRE LANE.
 - LETTERING SIZE TO BE AS FOLLOWS: NO PARKING - 2", FIRE LANE - 2.5", ARROWS 1.75" TALL SHARP WITH A 45 DEGREE "V" BASE AND 2" BEEL.
 - SIGNS ARE TO BE MOUNTED WITH THE BOTTOM NO LESS THAN 4" FROM THE GROUND AND THE TOP NO MORE THAN 6" FROM THE GROUND UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL'S OFFICE.
 - POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN OTHERWISE ON AN ALTERNATIVE IS OBTAINED FROM THE FIRE MARSHAL'S OFFICE.
 - A MINIMUM OF TWO SIGNS, WITH APPROPRIATE ARROWS, ONE AT EACH END FACING INWARDS, ARE REQUIRED TO ESTABLISH A FIRE LANE. WHEN THESE ARE MOUNTED IN THE CURBING ALONG THE LENGTH OF THE FIRE LANE, SUCH AS ISLANDS, A PARKING LOT, SLAMP CUTS FOR TRAFFIC BARRIERS OR EMBEDDED PARKING SPACES, ADDITIONAL SIGNS, WITH APPROPRIATE ARROWS, SHALL BE ADDED AS NEEDED TO MAINTAIN THE CONTINUITY OF THE FIRE LANE. ADDITIONAL SIGNS, HAVING APPROPRIATE ARROWS, SHALL ALSO BE INSTALLED AS NEEDED TO MARK THE SPACING BETWEEN THE SIGNS TO 100', 150' OR 200'.
- CURB DESIGNATION**
 - WHEN CURBING IS PROVIDED ADJACENT TO THE FIRE LANE IT MUST BE PAINTED YELLOW WITHIN THE LIMITS OF THE FIRE LANE.
 - IN LIEU OF "B" SIGN, CURBING SHALL BE PAINTED YELLOW WITH THE LANE "STYLED" IN BLACK ON THE CURBING EVERY 6 FEET OF THE FIRE LANE IN 4 INCH LETTERS.
- INSPECTION NOTICE**

A FIELD INSPECTION IS NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR A PRE-CONSTRUCTION PERMIT. IT IS RECOMMENDED UPON THE INSTALLER TO PROVIDE PLANS AND FOR ESTABLISHMENT OF THE FIRE LANES AND TO NOTIFY THE FIRE MARSHAL'S OFFICE WHEN FIRE LANES HAVE BEEN INSTALLED.
- DOWNER SHALL NOTIFY PRINCE WILLIAM COUNTY FIRE PREVENTION DIVISION WHEN FIRE LANES HAVE BEEN INSTALLED.**



UNIT OWNERS SUDLEY SOUTH BUSINESS CTR. CONDOPHASE 3 SUDLEY SOUTH BUSINESS CTR. #7096, 810165, 810166, 810167, 810168, 810169, 810170, 810171, 810172, 810173, 810174, 810175, 810176, 810177, 810178, 810179, 810180, 810181, 810182, 810183, 810184, 810185, 810186, 810187, 810188, 810189, 810190, 810191, 810192, 810193, 810194, 810195, 810196, 810197, 810198, 810199, 810200, 810201, 810202, 810203, 810204, 810205, 810206, 810207, 810208, 810209, 810210, 810211, 810212, 810213, 810214, 810215, 810216, 810217, 810218, 810219, 810220, 810221, 810222, 810223, 810224, 810225, 810226, 810227, 810228, 810229, 810230, 810231, 810232, 810233, 810234, 810235, 810236, 810237, 810238, 810239, 810240, 810241, 810242, 810243, 810244, 810245, 810246, 810247, 810248, 810249, 810250, 810251, 810252, 810253, 810254, 810255, 810256, 810257, 810258, 810259, 810260, 810261, 810262, 810263, 810264, 810265, 810266, 810267, 810268, 810269, 810270, 810271, 810272, 810273, 810274, 810275, 810276, 810277, 810278, 810279, 810280, 810281, 810282, 810283, 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Manassas
Prince William County | Virginia

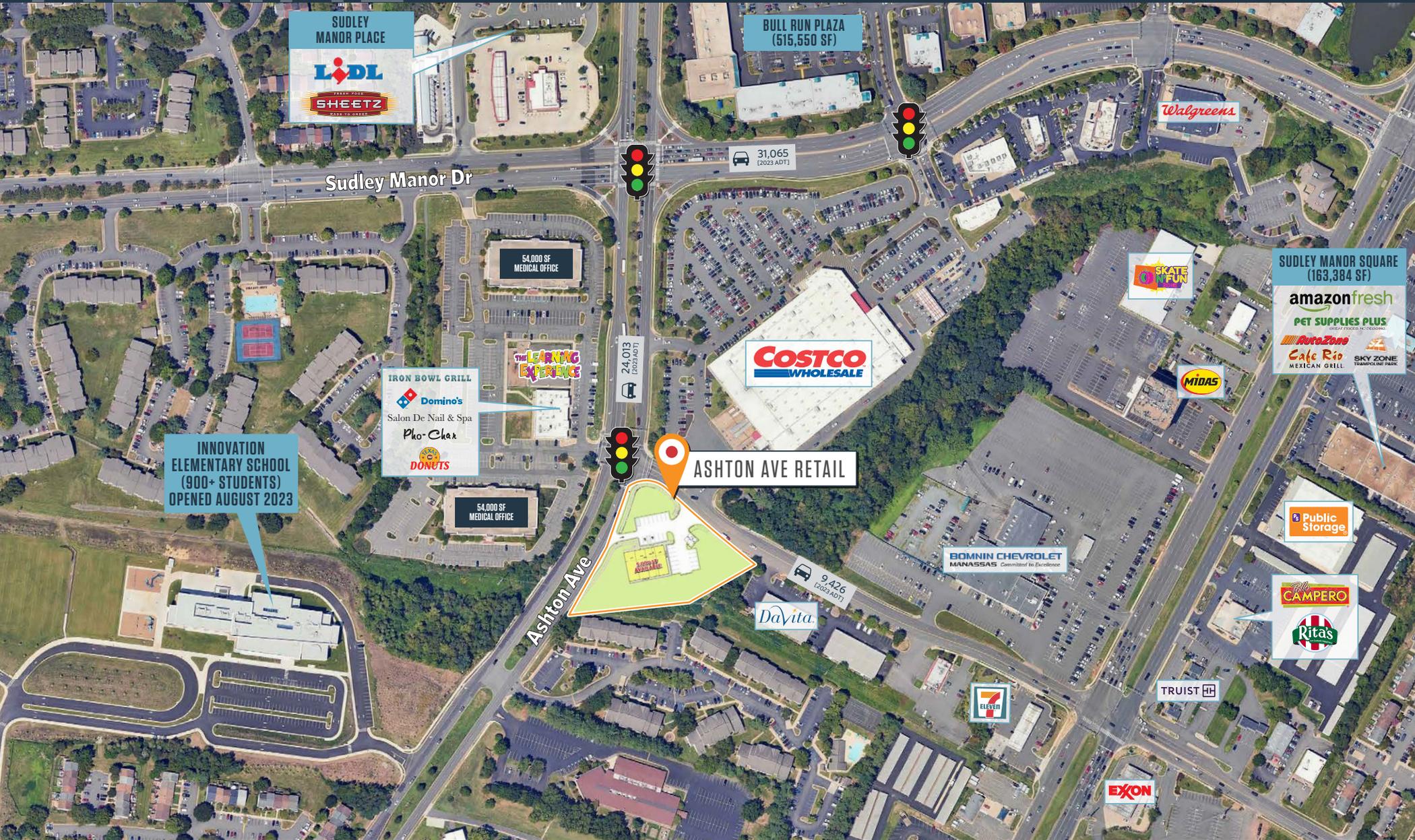


- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

AERIAL

ASHTON CENTRE

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FOR MORE INFORMATION, PLEASE CONTACT:

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