

9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109
Prince William County



LEASED BY:

klnb

JOIN



PAD FOR LEASE

- 36,515 SF (0.838 acres) pad with 3,456 SF existing building with 3 drive thru lanes.
- Strategically located at the entrance of Center at Innovation anchored by Target, TJ Maxx and Petsmart.
- Excellent visibility from Nokesville Rd (Route 28) with 31,000 VPD.
- Adjacent to Innovation Technology Park with over 2,300 employees.

Jake Levin

jlevin@klnb.com
202-909-6102

Beth Sargent

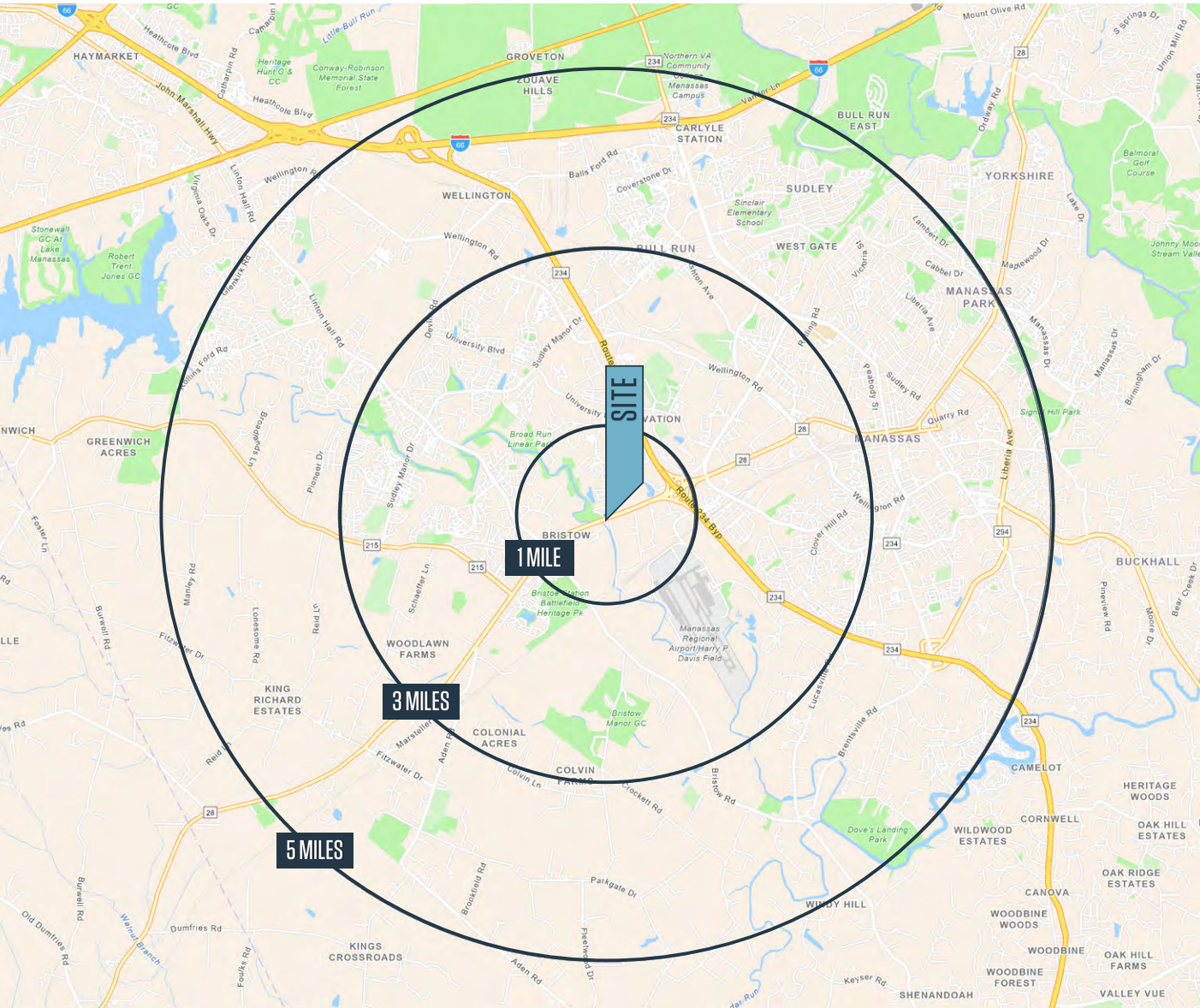
bsargent@klnb.com
703-268-27165

8065 Leesburg Pike, Suite 700, Tysons, VA 22182
klnb.com





9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109
Prince William County

LOCATION



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	1,440	54,054	160,985
 Daytime Population	5,065	27,720	79,988
 Households	401	17,325	50,385
 Average HH Income	\$157,321	\$172,674	\$153,984

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Nokesville Rd (Rt 28)	39,818 ADT
Hornbaker Rd	13,770 ADT

Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109
Prince William County

MARKET AERIAL



Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109
Prince William County

CLOSE-UP AERIAL



9933 SOWDER VILLAGE SQ
0.838 ACRES | 3,456 SF

Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716

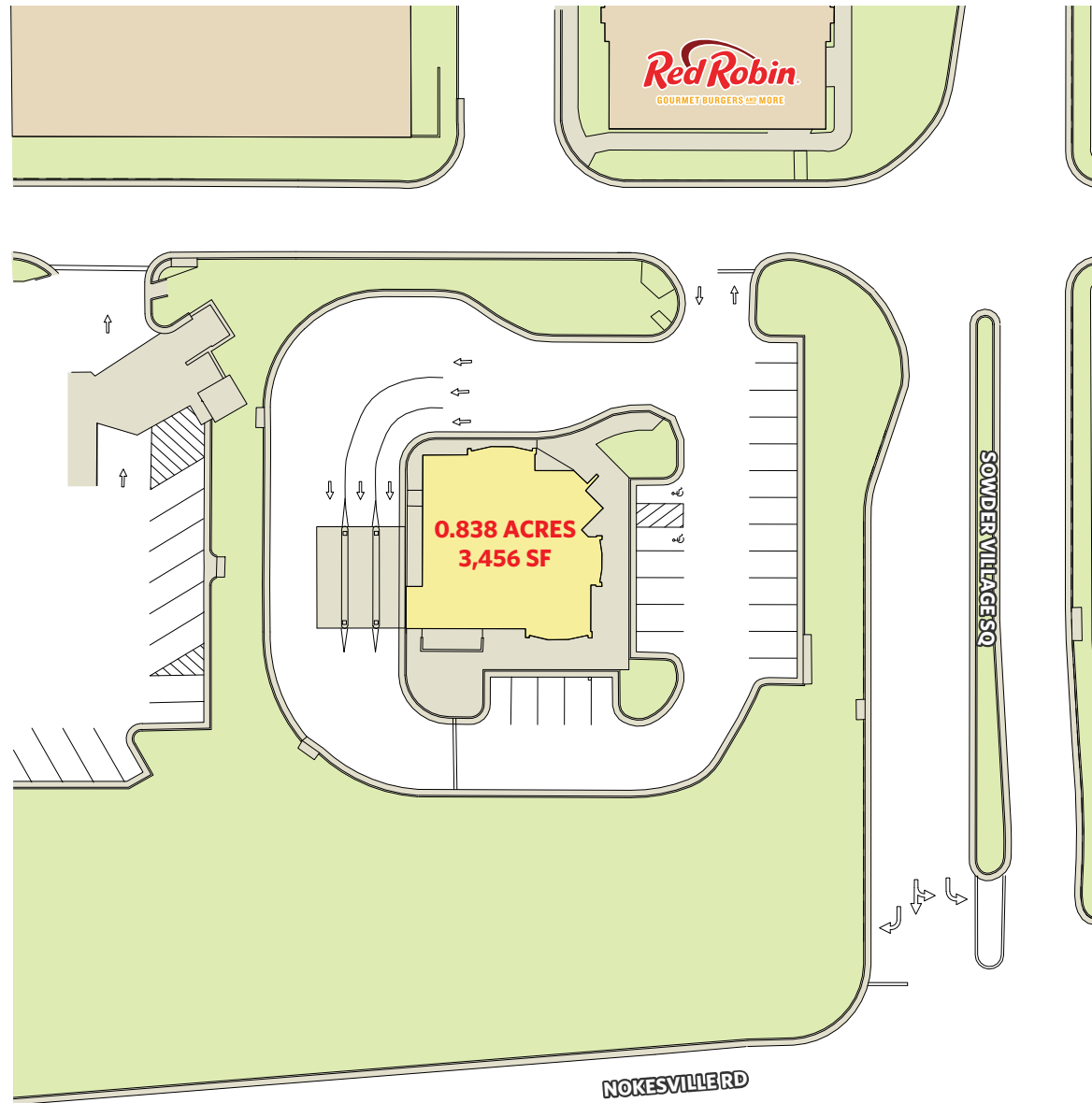
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109
Prince William County

SITE PLAN



Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

9933 SOWDER VILLAGE SQUARE

9933 Sowder Village Square, Manassas, VA 20109

Prince William County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Jake Levin

jlevin@klnb.com
202-909-6102

Beth Sargent

bsargent@klnb.com
703-268-2716



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.

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

