

# 9022 CENTREVILLE ROAD

9022 Centreville Road, Manassas, VA, 20110  
Prince William County



CLICK HERE  
FOR A 3D TOUR



## JOIN NEARBY RETAILERS



## RETAIL FOR LEASE

- 8,556 SF free-standing building available.
- 6,552 SF on first floor.
- 2,004 SF on second floor.
- Zoned: B-4 (General Commercial).
- Prime visibility off Route 28 (26,277 ADT).

LEASED BY:

**klnb**

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## LOCATION



## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	14,711	107,676	171,685
 Daytime Population	12,940	41,257	78,070
 Households	5,327	33,676	55,121
 Average HH Income	\$128,155	\$137,233	\$150,155

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Centreville Road	26,227 ADT
Mathis Avenue	7,364 ADT

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## MARKET AERIAL



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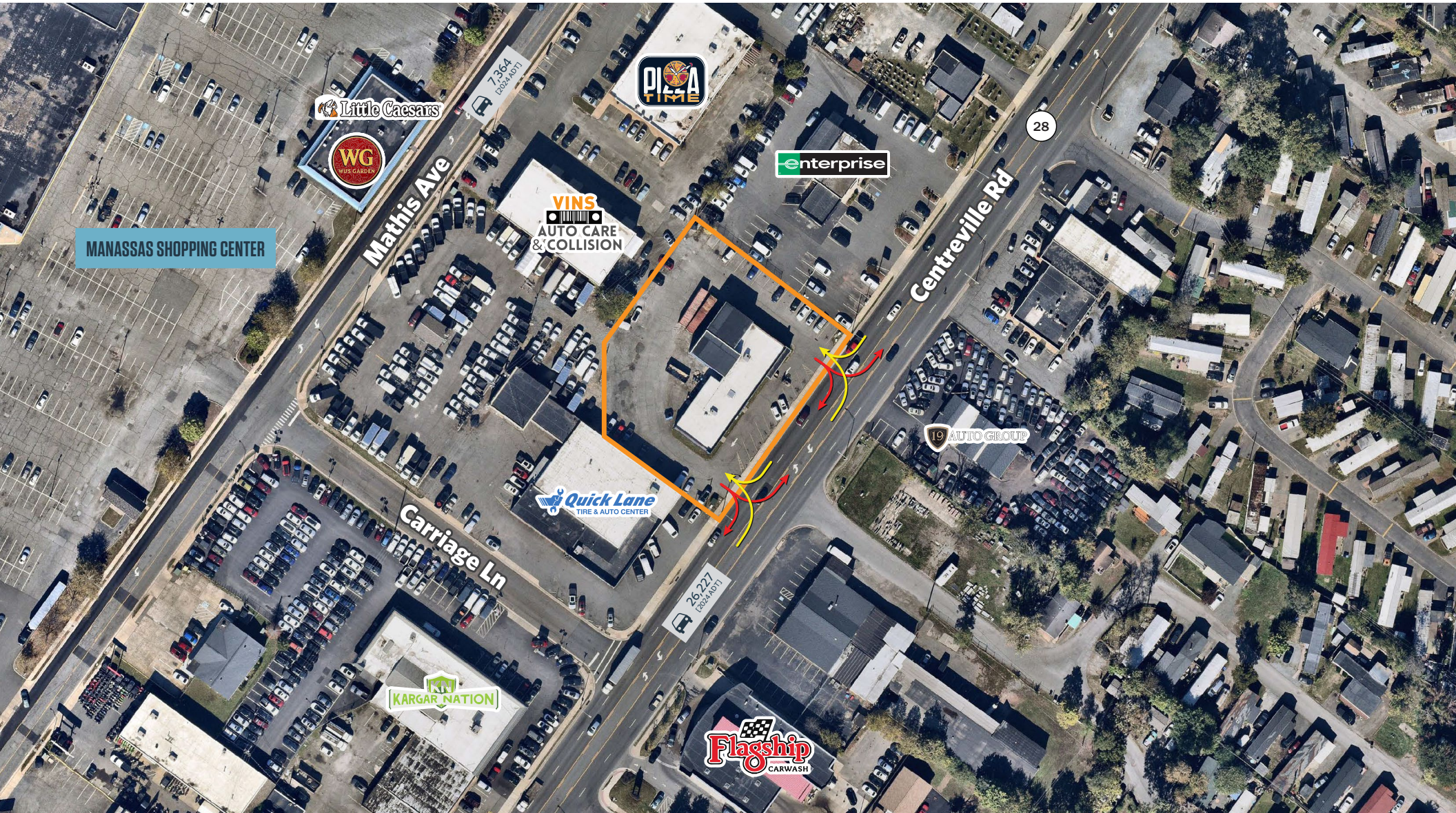
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CLOSE-UP AERIAL



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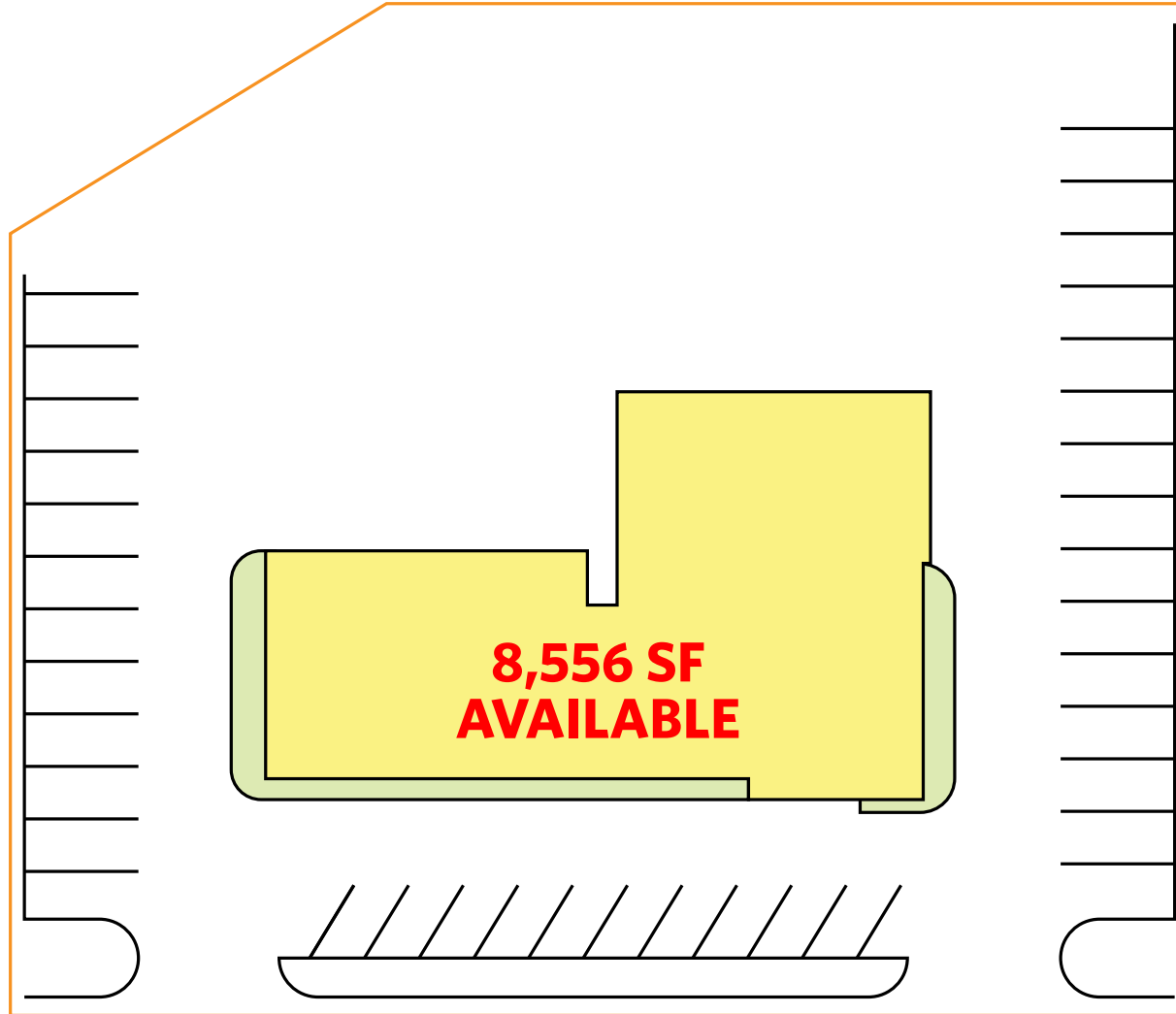
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## SITE PLAN



CENTREVILLE RD

28

26,277  
[2024 ADT]

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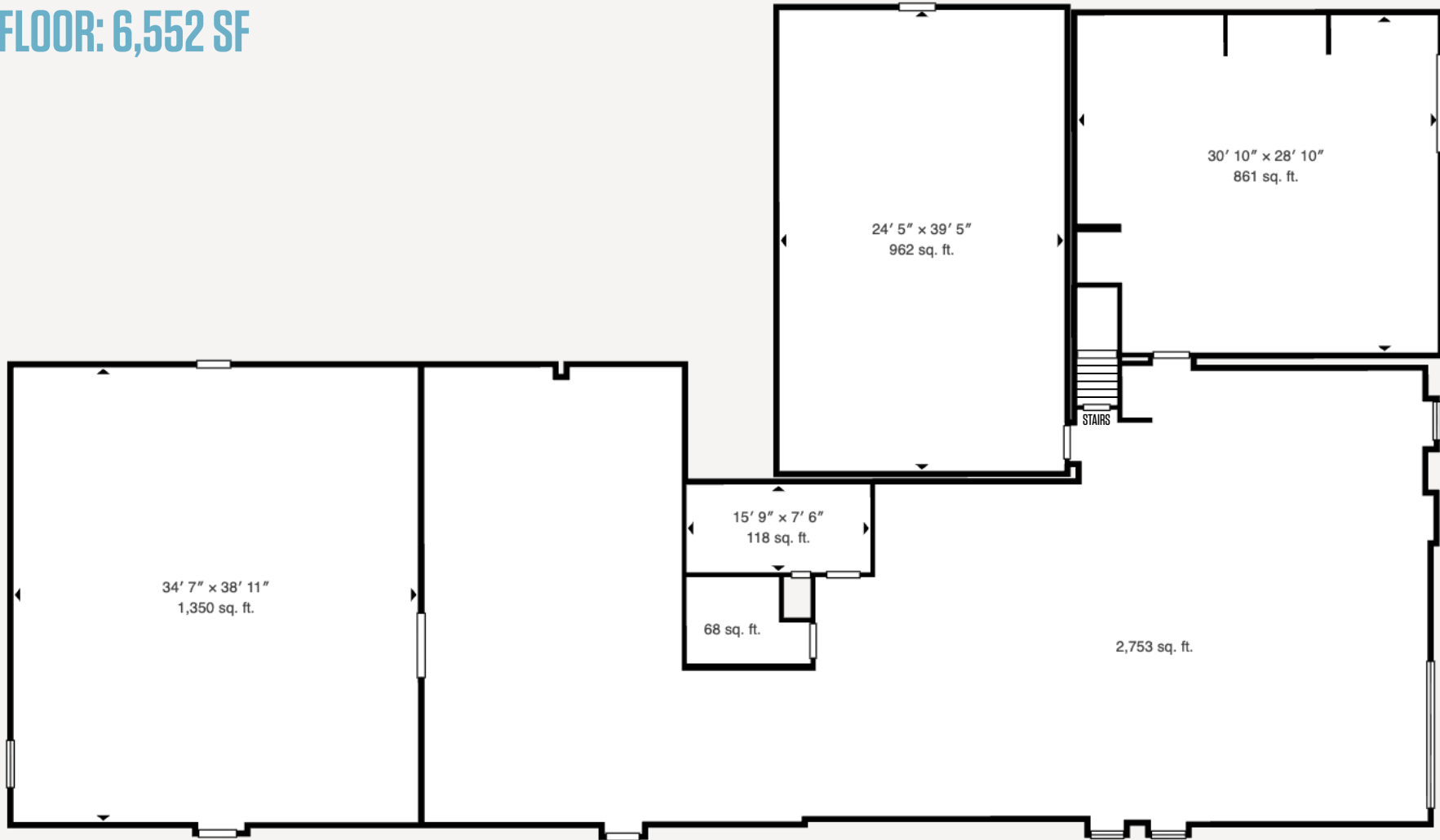


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## 1ST FLOOR PLAN

1ST FLOOR: 6,552 SF



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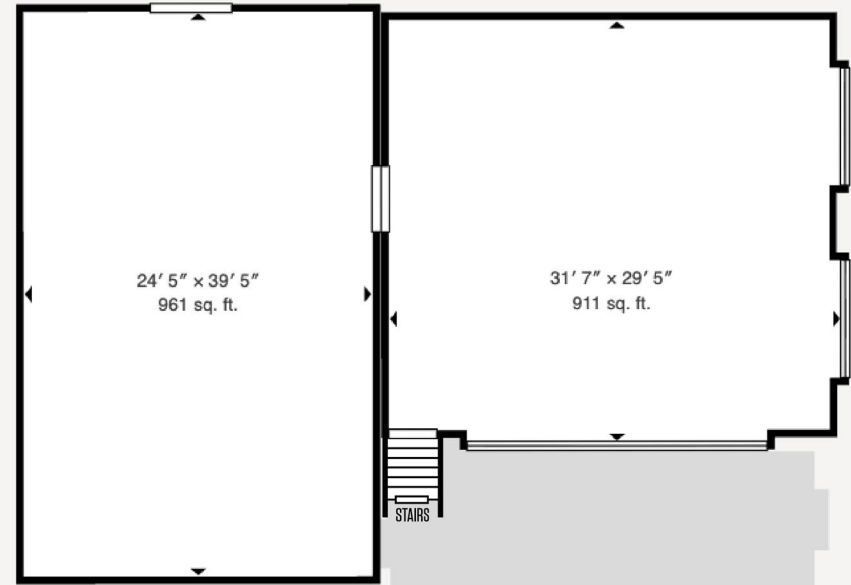
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## 2ND FLOOR PLAN

2ND FLOOR: 2,004 SF



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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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