

FOR SALE

LAND

10745 COVERSTONE DR. MANASSAS, VA 20109



SALE PRICE **\$215,000**

OFFERING SUMMARY

Lot Size: 0.78 Acres
Zoning: B-1 & R-16
Market: Washington DC
Submarket: Rt. 29/I-66 Corridor
Price / SF: \$8.00 (Usable)
Parcel ID: 7697-23-5783

PROPERTY OVERVIEW

Approximately 0.78 acre lot split by Sage St./Miramar Dr. Approximately 0.63 acres zoned B-1; General Business and 0.15 acres zoned R-16. Ideal for a small retail strip center, church, or daycare.

LOCATION OVERVIEW

Well located corner property at the lighted intersection of Coverstone Dr. and Sage St./Miramar Dr. less than a tenth of a mile off Rt. 234/Sudley Rd. Walking distance from several townhome & multifamily complexes.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

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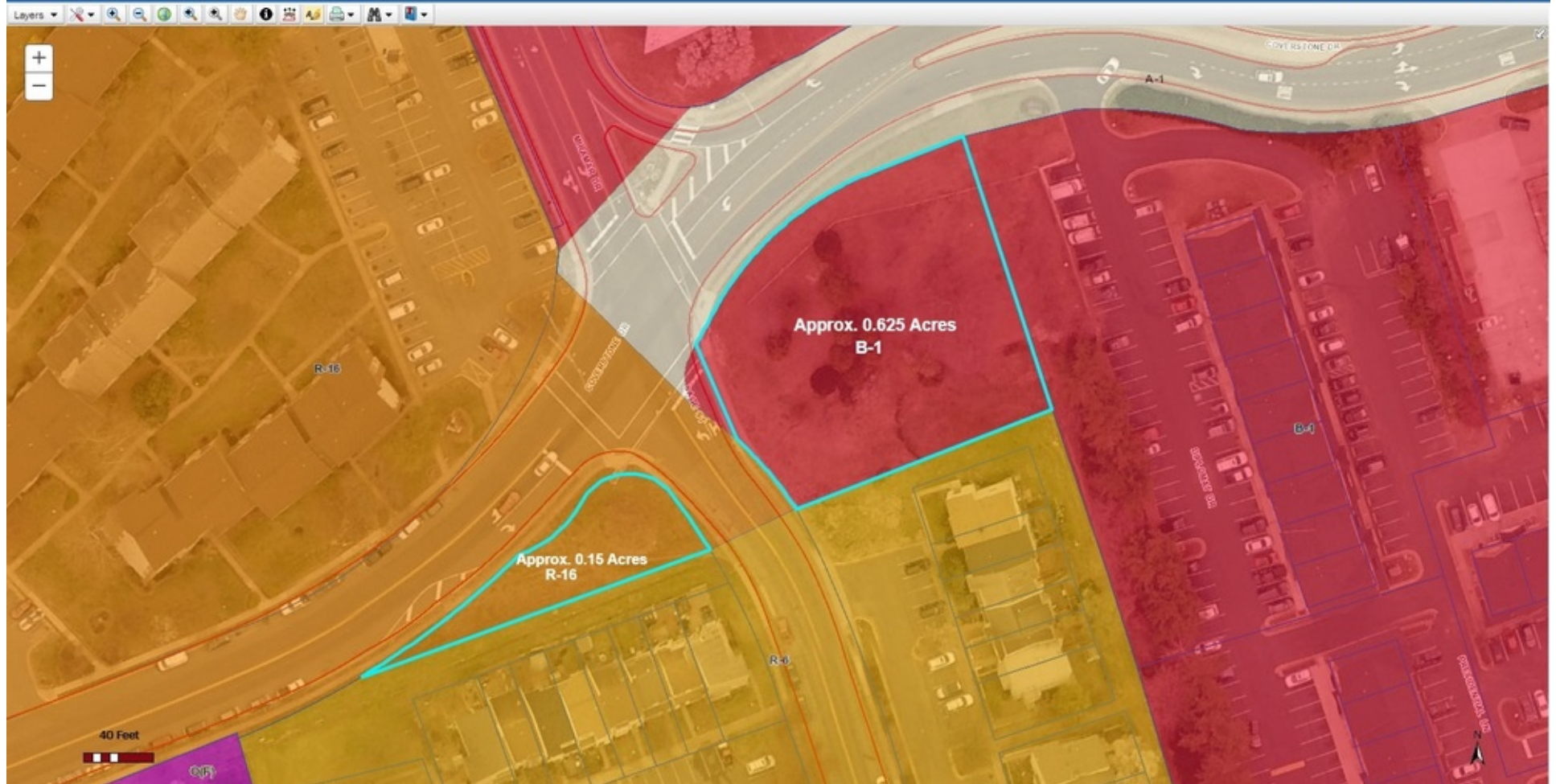
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ZONING & ACREAGE BREAKDOWN

COUNTY MAPPER



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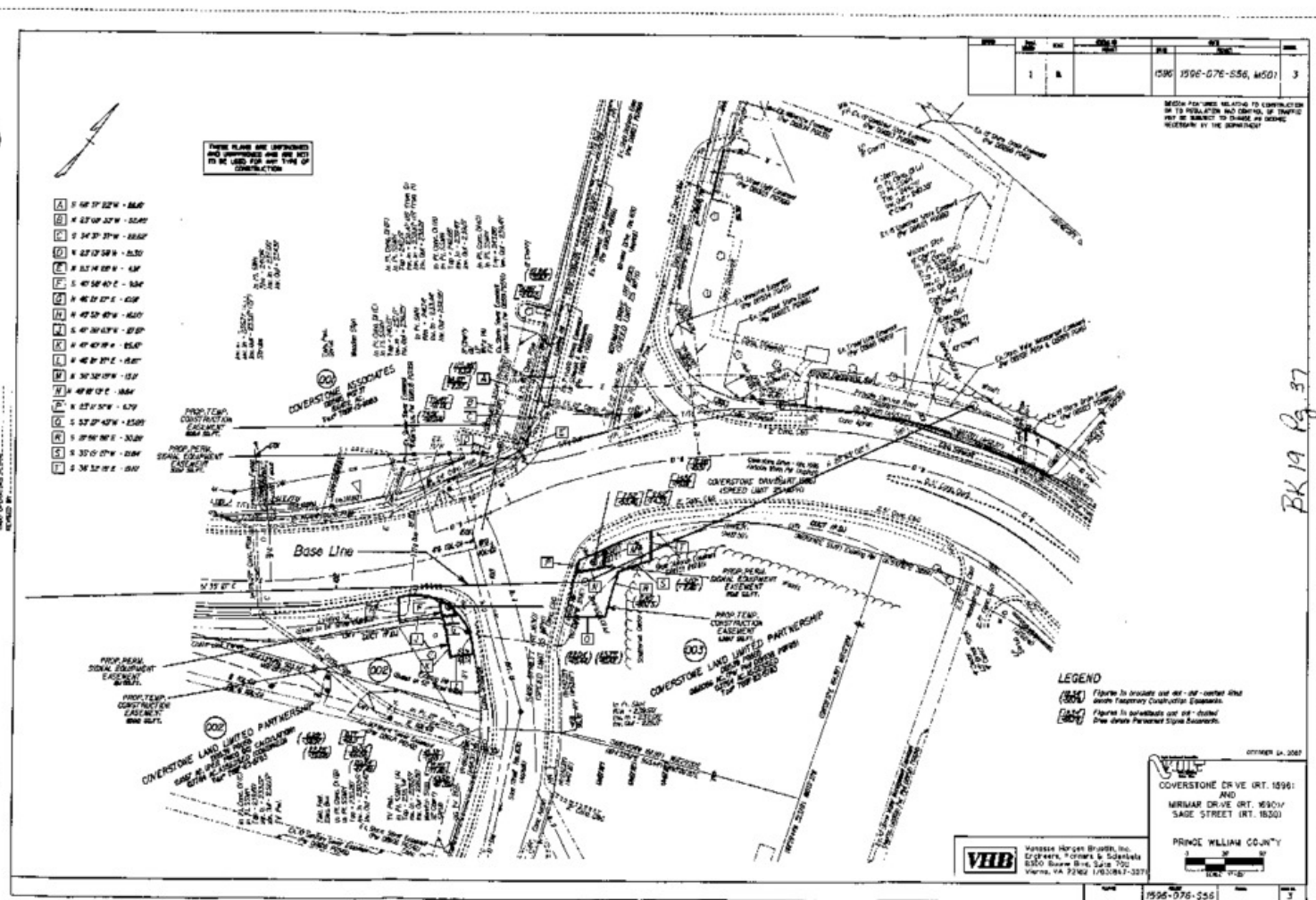
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FOR SALE LAND

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FLOOR PLANS (L)



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RETAILER MAP



Map data ©2019 Imagery ©2019 , Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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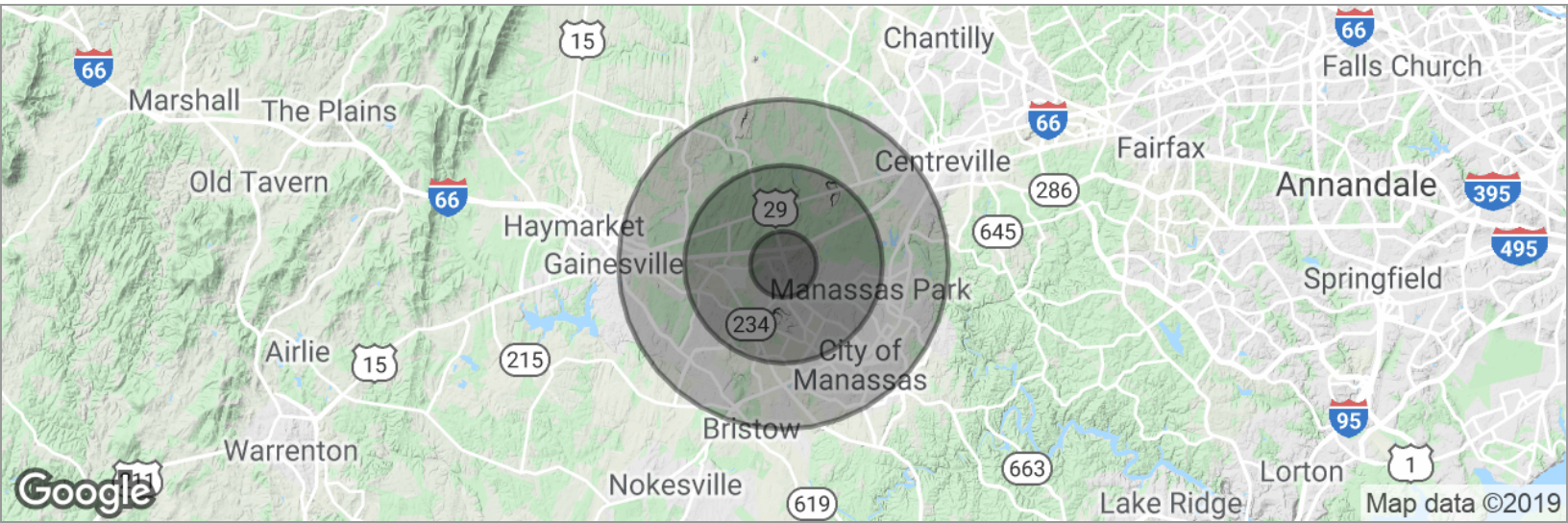
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,291	52,645	132,144
Median age	31.4	31.4	32.5
Median age (male)	30.8	30.5	32.1
Median age (Female)	32.1	32.3	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,333	18,967	43,437
# of persons per HH	2.5	2.8	3.0
Average HH income	\$73,760	\$81,763	\$96,921
Average house value	\$356,828	\$385,773	\$446,742

** Demographic data derived from 2010 US Census*

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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

[Click here for the full PWC B-1 zoning ordinance.](#)

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