



THE LANDING | Manassas, VA



Manassas, VA

The Landing is a new 40 acre mixed-use development located at the intersection of Prince William County Parkway and Route 28 (Nokesville Rd) and has build-to-suit opportunities for retail, restaurant, fitness and offices. The opportunity includes 1-8 acre land bays that are available for sale or ground lease. Retail and office buildings will also be available for lease. The project will attract visitors from Manassas Regional Airport as well as commuters from Broad Run Station. The Landing offers great visibility and will benefit from a 110-room hotel, office space and the surrounding residential development.



2024 Demographics

	3 mi.	5 mi.
Population	63,936	159,828
Daytime Population	39,293	73,525
Household Income	\$106,793	\$107,283
Traffic Counts	40,000 on Prince William Parkway	

Area Retailers



Manassas, VA

The Landing is a new 40 acre mixed-use development located at the intersection of Prince William County Parkway and Route 28 (Nokesville Rd) and has build-to-suit opportunities for retail, restaurant, fitness and offices. The opportunity includes 1-8 acre land bays that are available for sale or ground lease. Retail and office buildings will also be available for lease. The project will attract visitors from Manassas Regional Airport as well as commuters from Broad Run Station. The Landing offers great visibility and will benefit from a 110-room hotel, office space and the surrounding residential development.



2024 Demographics

	3 mi.	5 mi.
Population	63,936	159,828
Daytime Population	39,293	73,525
Household Income	\$106,793	\$107,283
Traffic Counts	40,000 on Prince William Parkway	

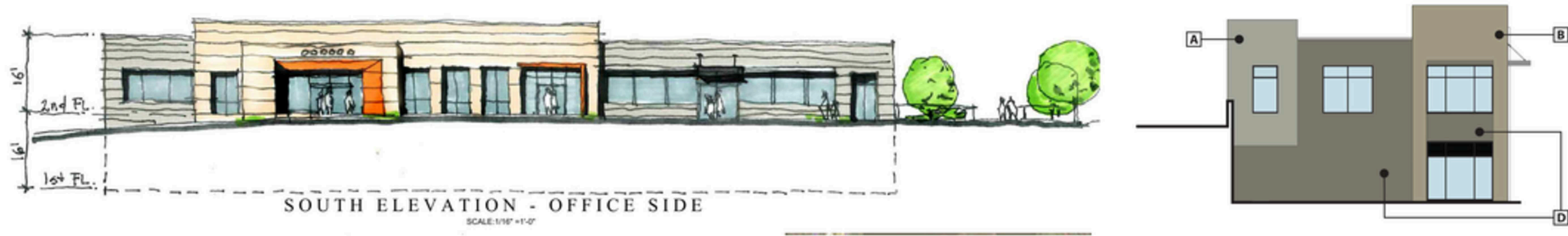
Area Retailers



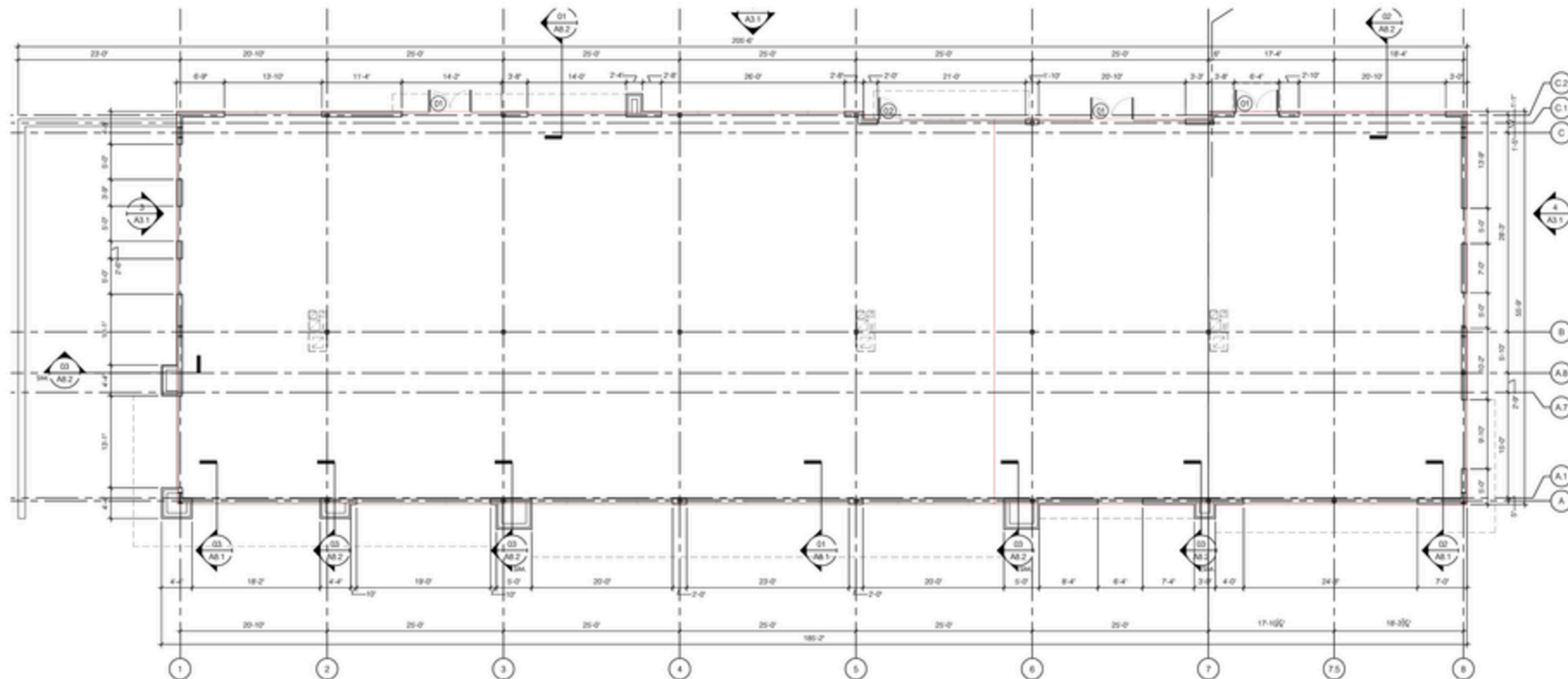
The Area

Site Plan

RETAIL & OFFICE BUILDING SOUTH ELEVATION



● Space Available



The Property



The Landing

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

THE LANDING | 9800 GODWIN DR, MANASSAS, VA
Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288