



# Epic at Wellington Road

8422 Wellington Road, Manassas, VA 20110

Land For Sale

**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

±2.9 Acres of Land

### DEMOGRAPHICS

	POPULATION	AVG. INCOME	EMPLOYEES
1 mile	1,131	\$79,557	3,165
3 mile	81,677	\$109,599	51,023
5 mile	163,626	\$117,310	80,688



### ○ Dug Hirt

Direct | 571.765.4432

Cell | 703.328.6482

Email | dhirt@renaudconsulting.net

### ○ Mark Fontaine, CCIM

Direct | 571.765.4412

Cell | 703.431.6938

Email | mfontaine@renaudconsulting.net

This site has great access to transportation and is 0.7 miles to Prince William Parkway, and 3.1 miles to I-66. Potential uses include Medical/Doctor/Vet, contractor or tradesman shop, tool and equipment rental, service & repair, warehouse, and storage or distribution.

Click For Street View



JOIN THESE RETAILERS:

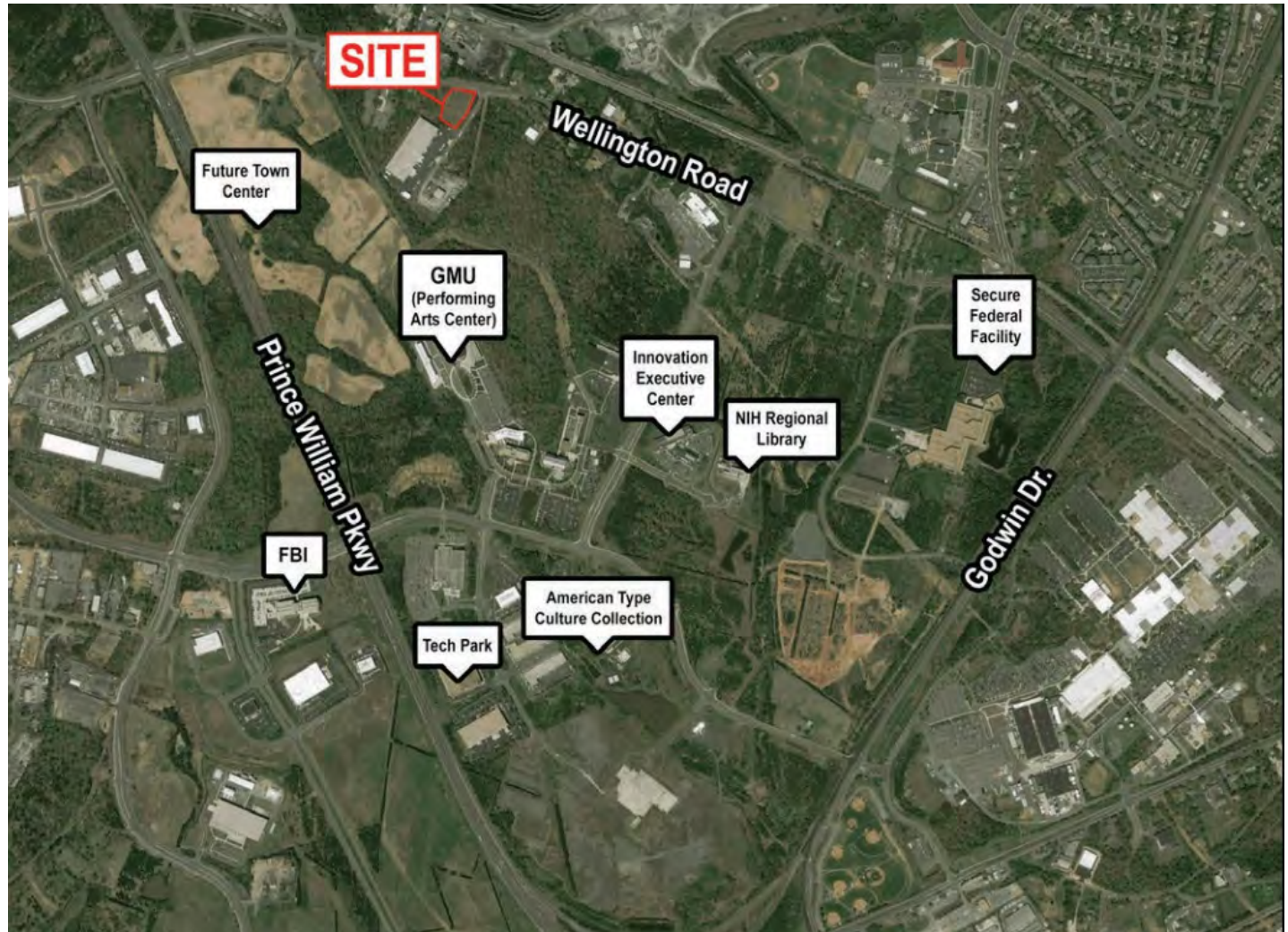


Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



# Site Plan

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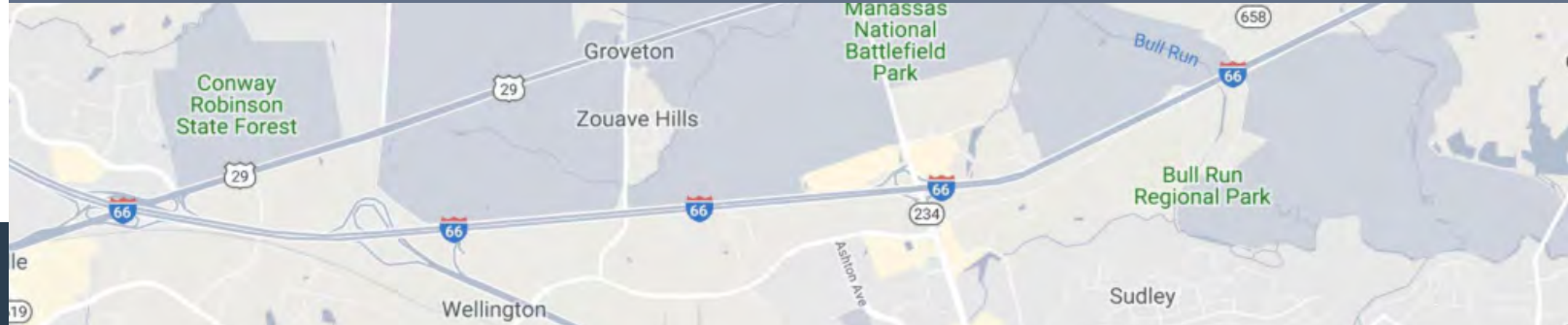




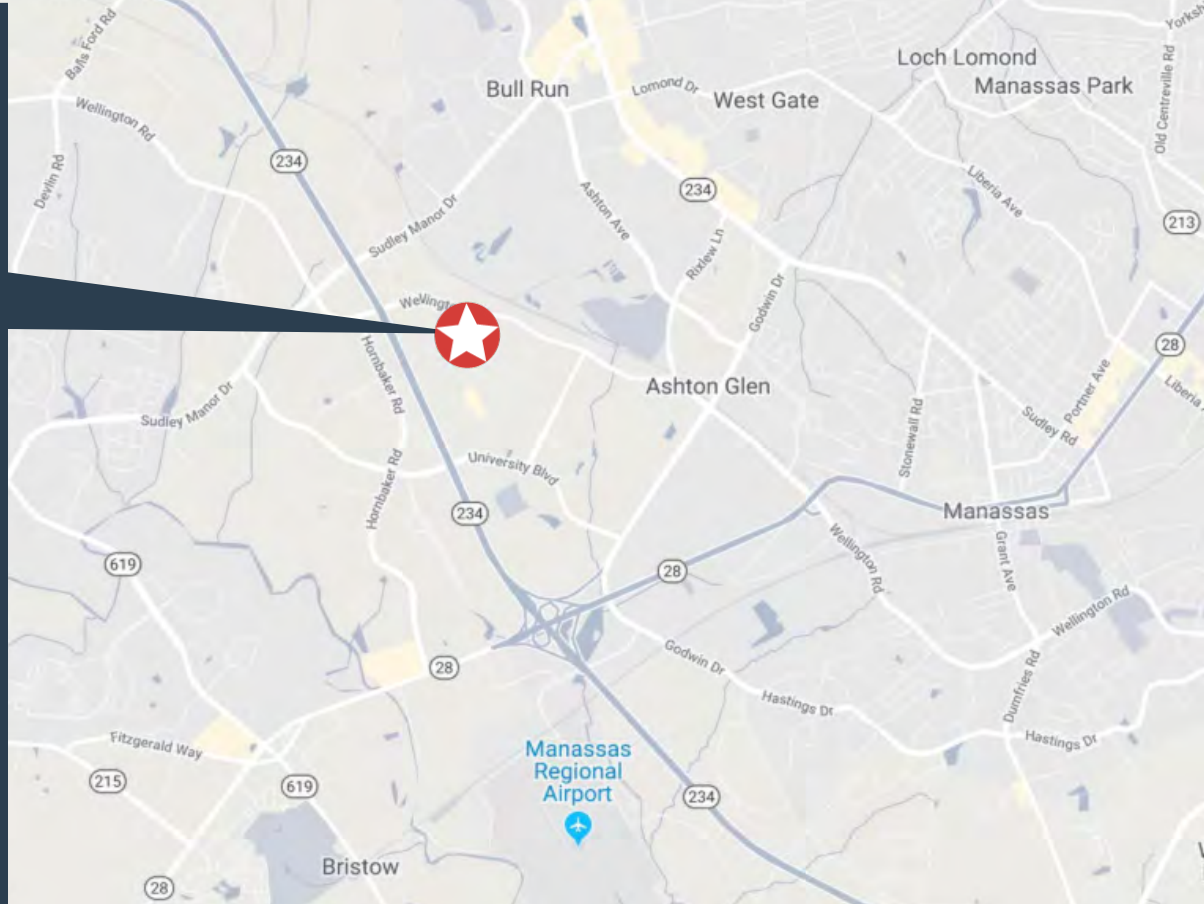
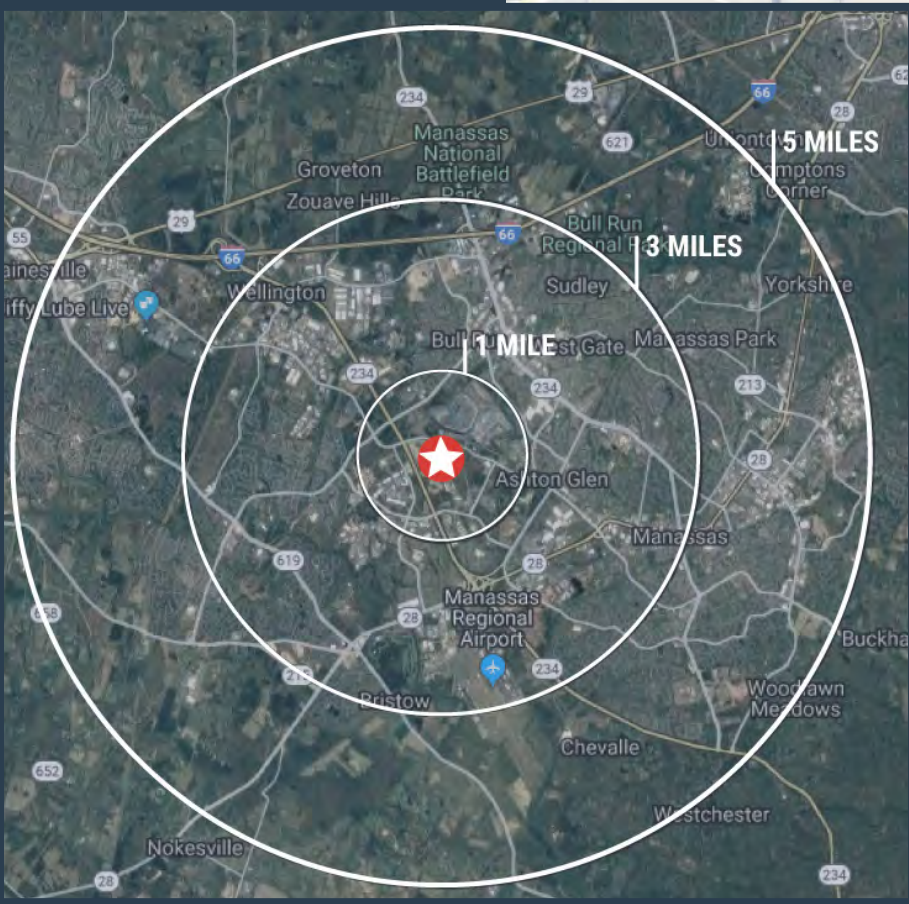


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- The Home Depot
- Subway
- Ashley HomeStore
- Planet Fitness
- CVS Pharmacy
- Giant
- Total Wine
- Sears
- Macy's
- Aldi
- Burlington Coat Factory
- Best Buy
- Marshalls
- Advance Auto Parts
- Dollar Tree
- Petsmart
- Ross
- Office Depot

