



8780 CENTREVILLE RD

MANASSAS, VA 20110

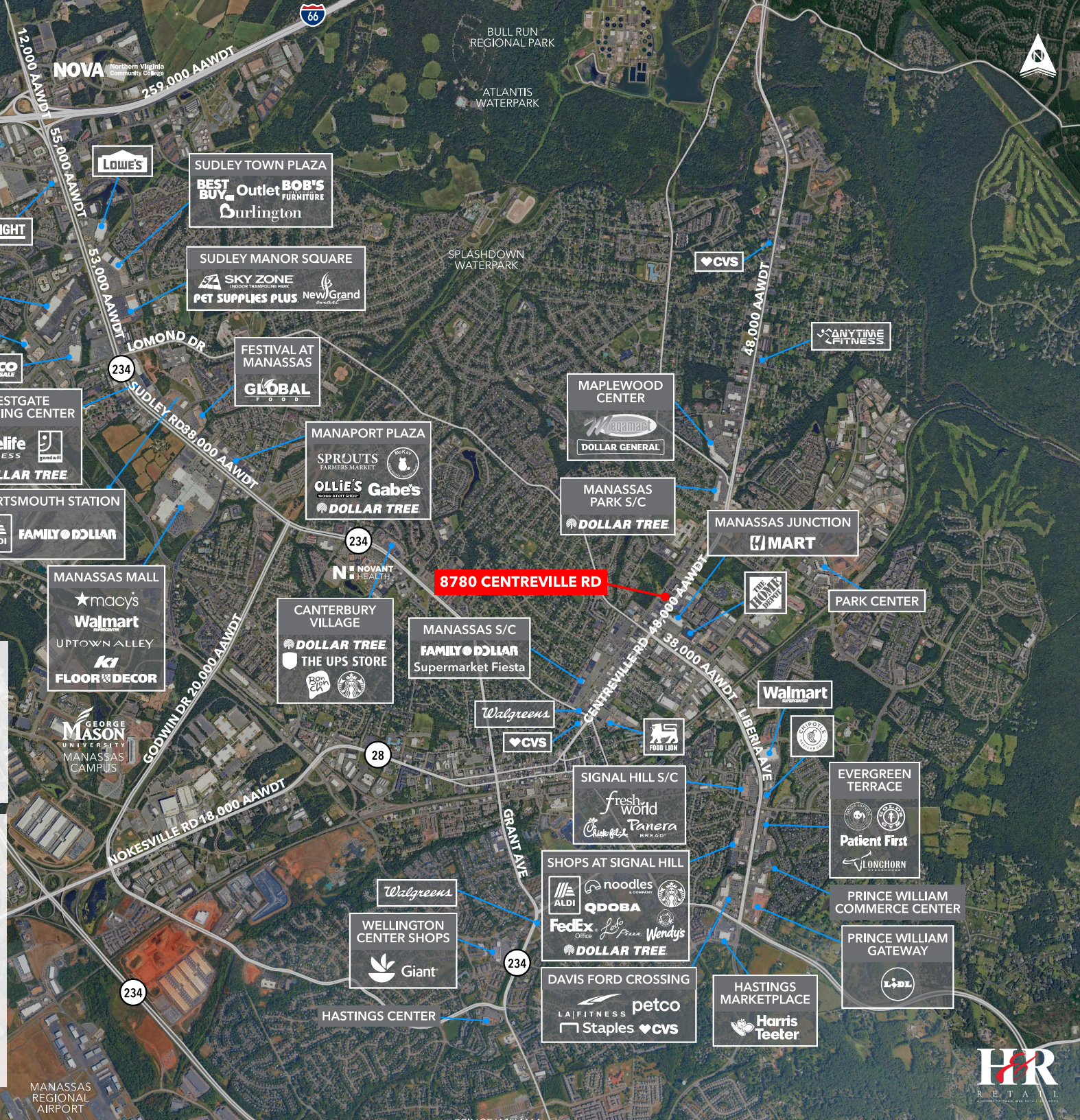


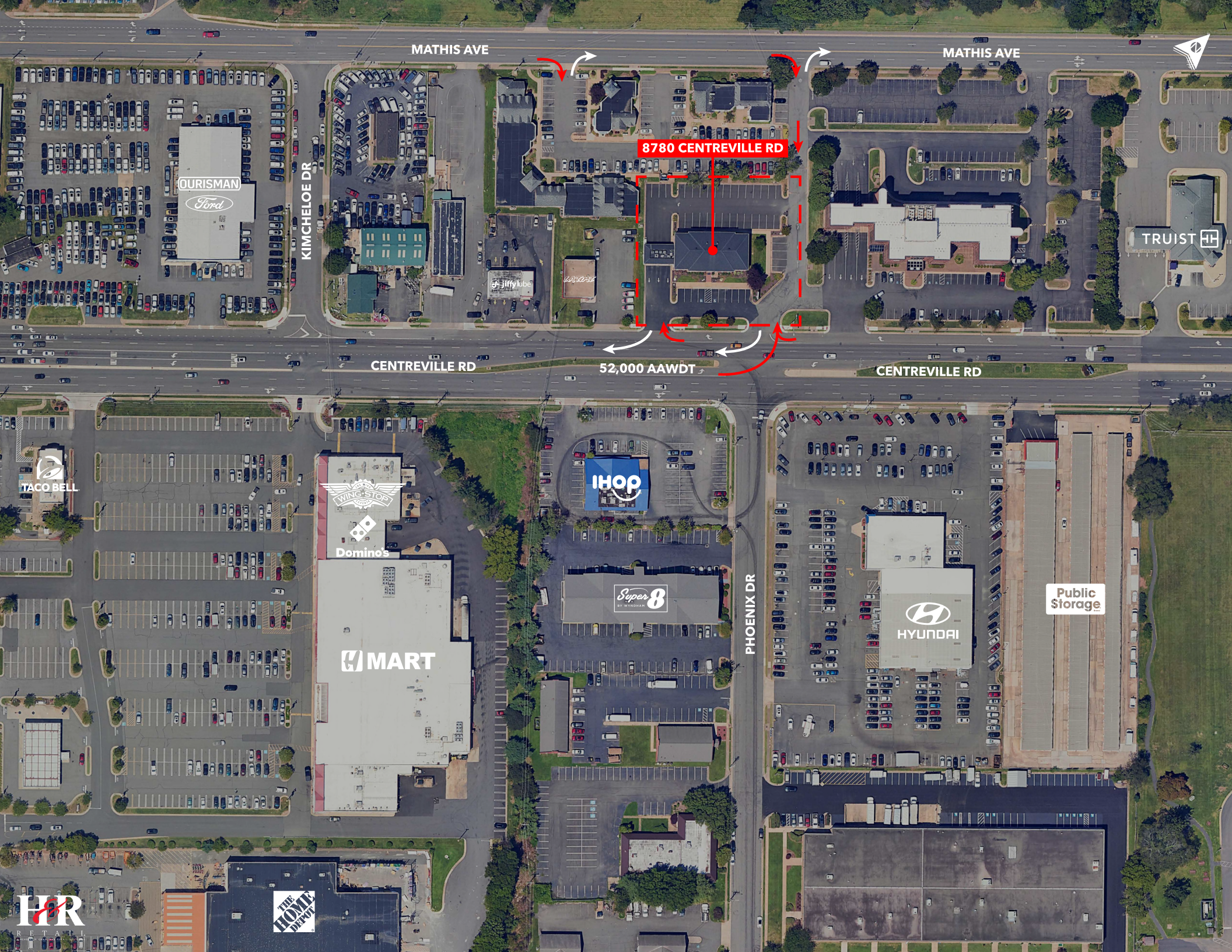
2,498 SF For Lease

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	19,375	\$126,312	17,508
3 MILES	10,690	\$135,807	87,188
5 MILES	181,762	\$152,475	157,809

PROPERTY HIGHLIGHTS

- Located minutes from Historic Downtown Manassas and VRE commuter rail service
- Strong accessibility with direct exposure to Centreville Road (Route 28) and convenient connections to major regional transportation routes
- Ideal for owner-users, investors, medical, retail, or service operators





MATHIS AVE

MATHIS AVE

8780 CENTREVILLE RD

KIMCHEOLOE DR

OURISMAN
Ford

Jiffy Lube

TRUIST

CENTREVILLE RD

52,000 AAWDT

CENTREVILLE RD

TACO BELL

WINGSTOP
Domino's

IHOP

Super 8
BY REDROCK

PHOENIX DR

WALMART

HYUNDAI

Public Storage

HR
RETAIL

THE
TODAY
DEPT

MATHIS AVE

8780 CENTREVILLE RD

52,000 AAWDT CENTREVILLE RD





Site Plan Key

- Available
- Leased

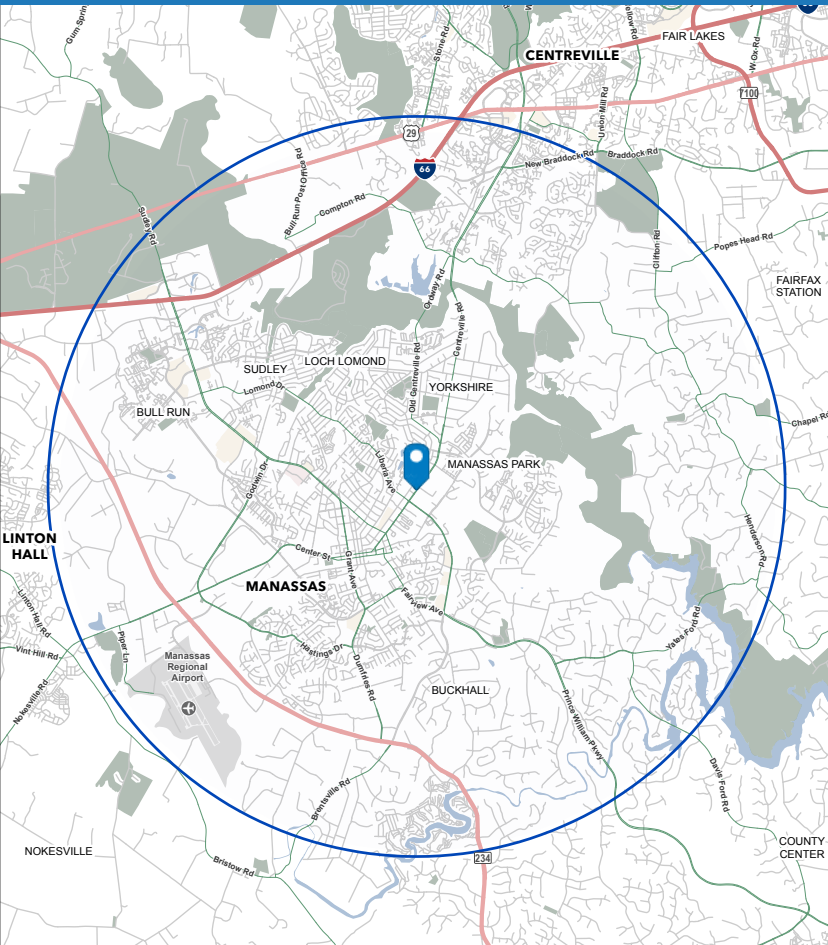
CENTREVILLE RD



MANASSAS, VA

DEMOGRAPHIC PROFILE (2026)

8780 Centreville Rd
5 Mile Ring



KEY FACTS

181,762

Population

35.8

Median Age

58,909

Households

EDUCATION



20%

High School Diploma



26%

Bachelor's Degree



16%

Graduate/Professional Degree

BUSINESS



5,909

Total Businesses



157,809

Daytime Population



368

Food Srv & Drinking Places

INCOME



\$119,930

Median Household Income

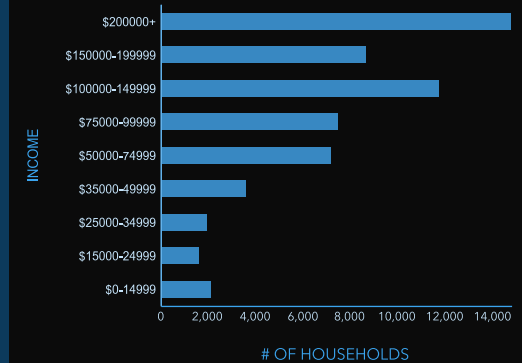


\$49,655

Per Capita Income

\$152,475

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

Modern Minds (D3)

9,539 (16.2%) of households

Modern Minds are primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and household incomes are often in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Residents in this segment are practical, contributing to 401(k) plans and securing jobs with life insurance policies and health insurance. However, they will also splurge on clothing, travel, and dining out, including fast food.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.
- In their downtime, they enjoy physical and digital books, audiobooks, podcasts, and trending TV shows.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.

Diverse Horizons (C5)

6,405 (10.9%) of households

Members of these communities, many of whom were born outside the U.S., live in and around metropolitan areas with populations exceeding 2.5 million, commonly located along interstate corridors and on the coasts. Families tend to be large, and a sizable proportion of the population consists of children, including adult children living at home. Nonfamily households, including individuals living alone, represent about a third of this segment. Residents often work in service and skilled occupations, and household incomes are typically in the middle-tier. There are low levels of housing affordability and members reside in predominantly rental neighborhoods of multiunit structures, many of which were built before 1990.

- Essentials shopping commonly takes place at brick-and-mortar convenience and discount stores, but online ordering is necessary for hard-to-find baby accessories and better prices on electronics.
- Purchases often center around clothing, food, and supplies for young children, with occasional splurges on personal care, shoes, watches, and fine jewelry. Residents tend to carry a balance on multiple credit cards.
- Individuals make digital payments and use social media to stay in touch with friends and family abroad.
- Residents browse foreign-language websites, watch TV, and read magazines.

Generational Ties (G3)

5,033 (8.5%) of households

These communities consist of large, multigenerational families residing mostly in the largest metropolitan areas—mostly in the suburbs but also in urban cores and vicinities—in the West, particularly in California, with notable populations in Florida and New York. This diverse segment is multigenerational and multilingual, with average family sizes that exceed 3.5 people—the highest in the nation. Children are present in a third of households, and adult children often remain living in the family home. One in three individuals was born outside the United States, with most having lived in the U.S. for 10 or more years. Nearly half of this segment has either a college degree or some college education, and workers typically hold jobs in health care, retail trade, manufacturing, construction, and transportation. Household incomes are primarily in the middle tier. Housing stock is composed of older single-family homes, mostly built before 1970. Vacancy rates are among the lowest in the nation, making these neighborhoods highly sought after and leaving little room for development or new construction.

- Households typically purchase groceries, clothing, and household supplies in person at warehouse or discount stores, although fashion and electronics are frequently bought online.
- Residents tend to maintain more than three vehicles, purchasing new sedans and SUVs, and roadside assistance services.
- International travel is typically family-oriented.



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