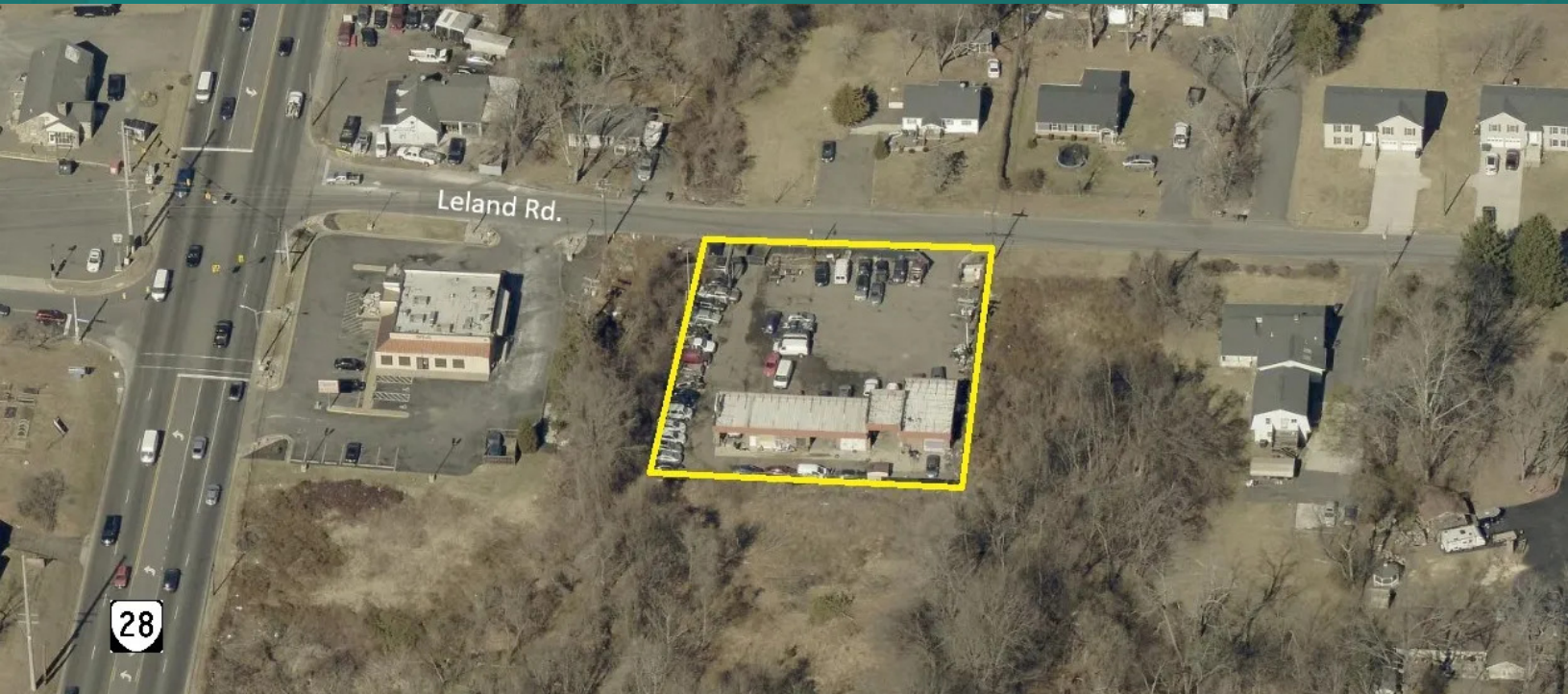


FOR SALE

COMMERCIAL LAND

8119 LELAND RD MANASSAS, VA 20111



SALE PRICE **\$900,000**

OFFERING SUMMARY

Lot Size:	0.63 Acres
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	7897-21-8024

PROPERTY OVERVIEW

The property consists of approximately 0.63 acres zoned B-1; General Business with no associated proffers. The site offers flexibility for a variety of by-right commercial uses and redevelopment opportunities. The property is improved with a former self-service car wash that is subject to an existing Nonconforming Use (NCU) Permit, providing an opportunity for continued car wash use in accordance with the terms and requirements of the permit. The property may be considered for reuse of the existing improvements or redevelopment for an alternative commercial use.

LOCATION OVERVIEW

The property is conveniently located just off the going-to-work side of Rt. 28/Centreville Road, with access via the signalized intersection at Leland Rd. The surrounding area features a mix of established residential neighborhoods and commercial development, providing a strong nearby customer base. The location is approx. 4 miles from Rt. 29 and 4.5 miles from I-66, providing connectivity throughout the greater NOVA market.

Additionally, this property is located within a Qualified Opportunity Zone and a Qualified HUBZone!

PRESENTED BY:

CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com	KIMBERLY RECTOR COMMERCIAL AGENT 703.330.1224 kimberly@weber-rector.com
--	---

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

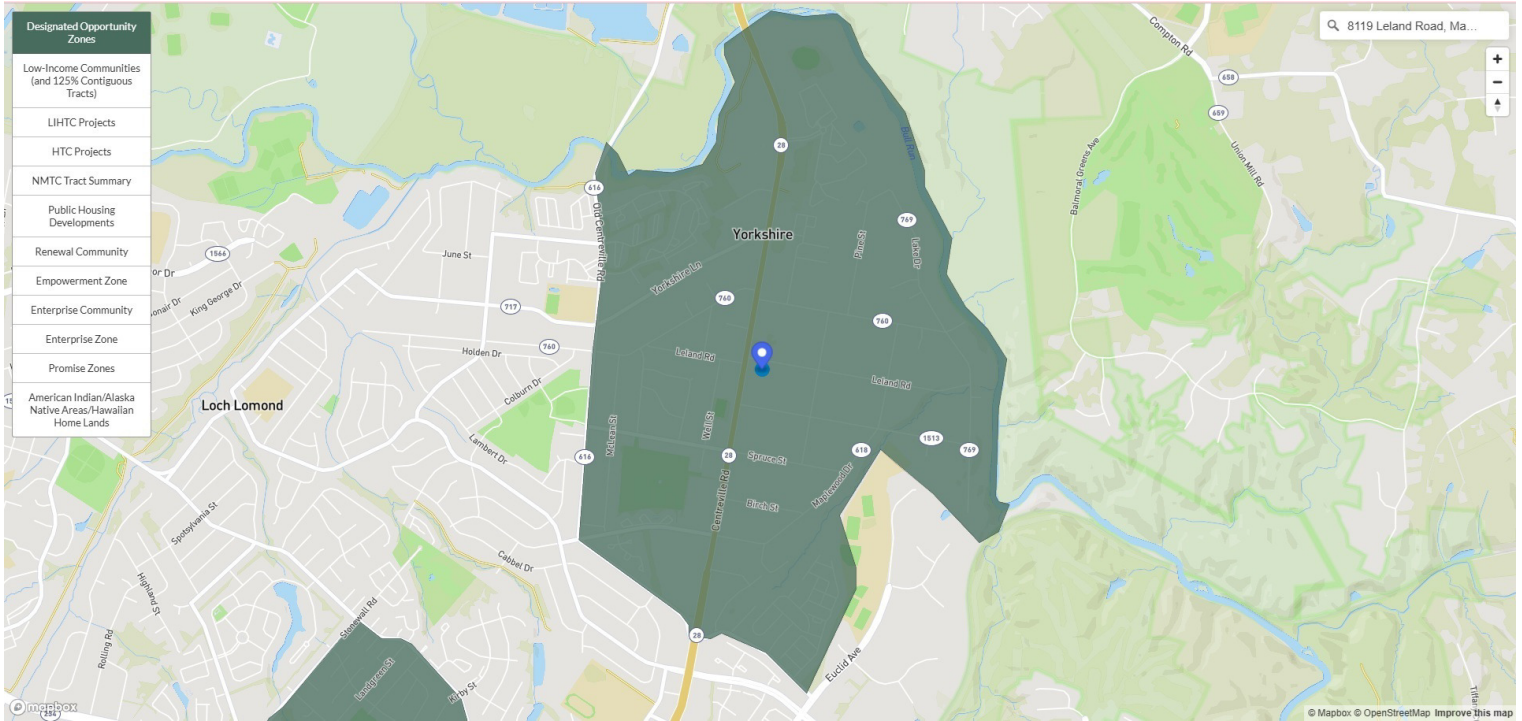
www.Weber-Rector.com

FOR SALE

COMMERCIAL LAND

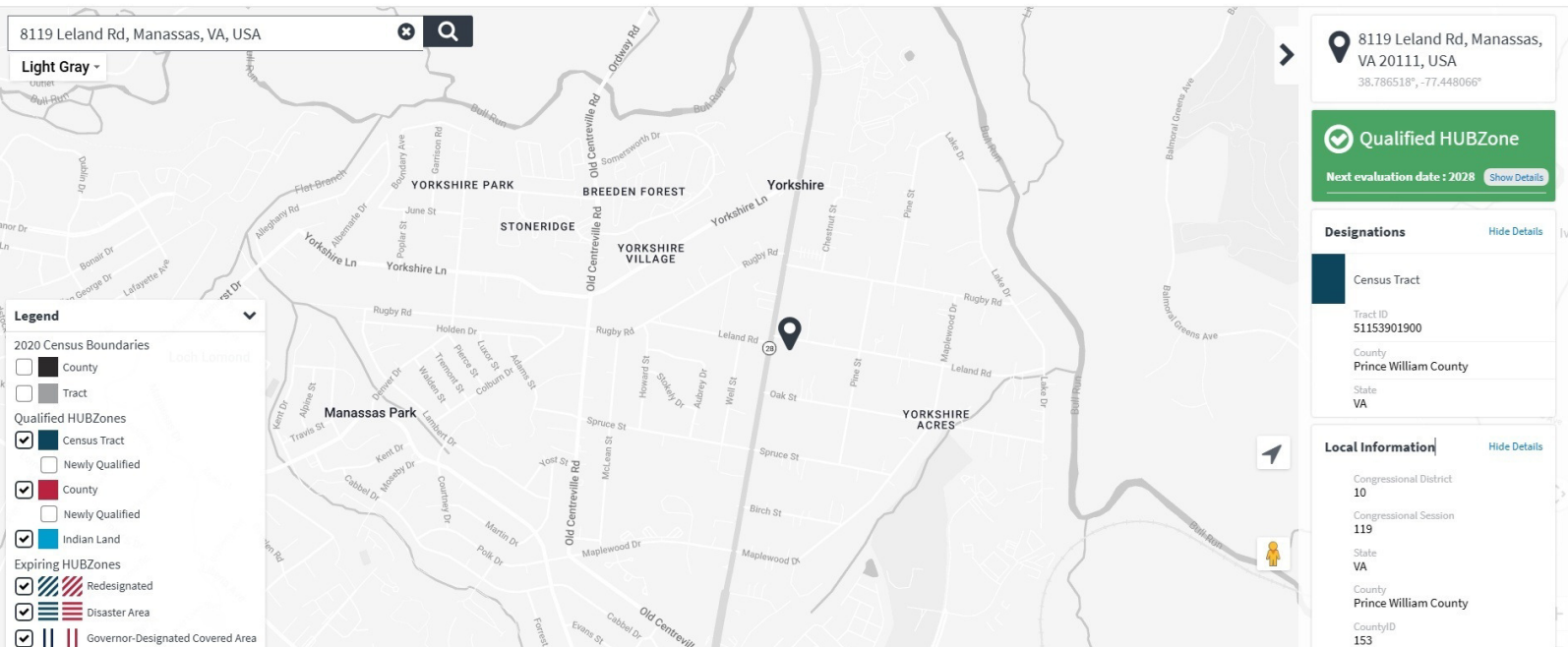
8119 LELAND RD MANASSAS, VA 20111

QUALIFIED OPPORTUNITY ZONE & HUBZONE INFORMATION



SBA HUBZone Map

Governors About HUBZone Program SBA Accessibility



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

KIMBERLY RECTOR

COMMERCIAL AGENT

703.330.1224

kimberly@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

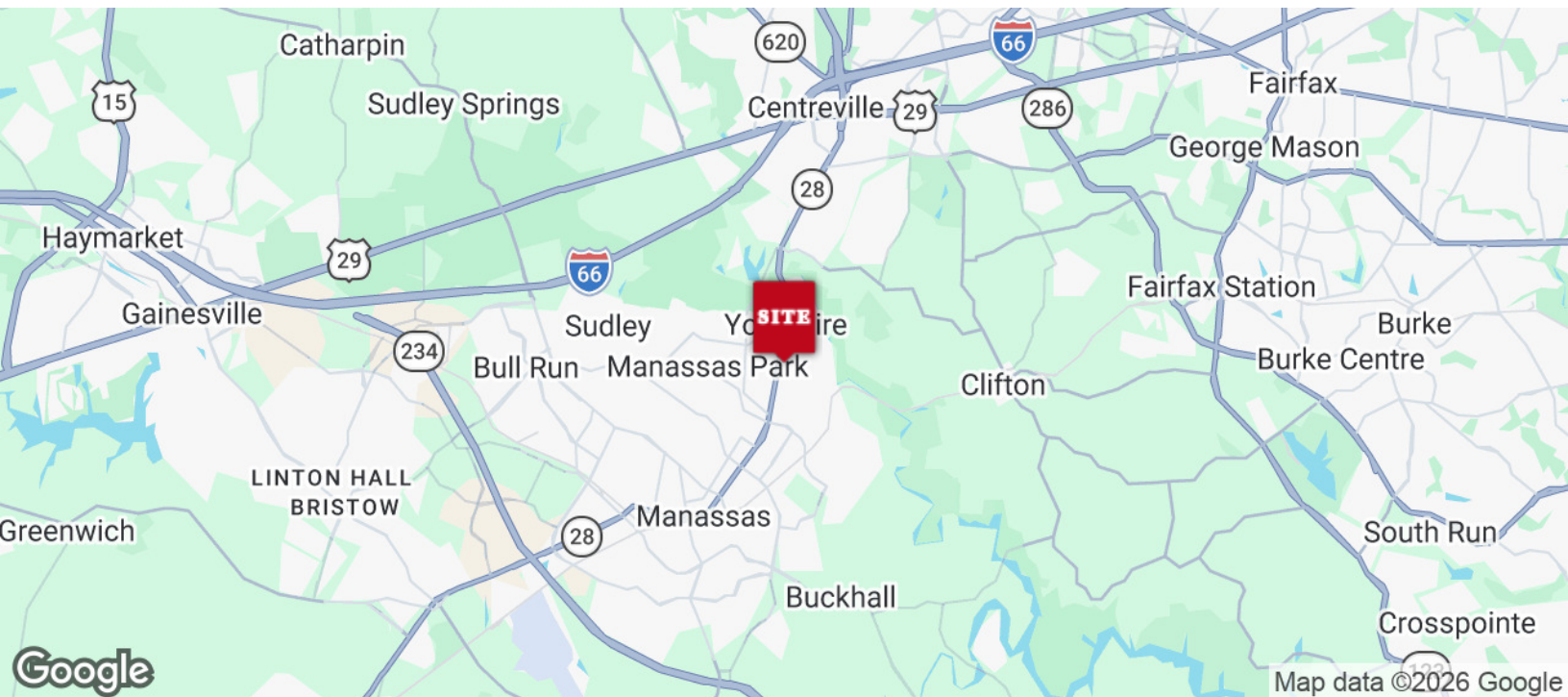
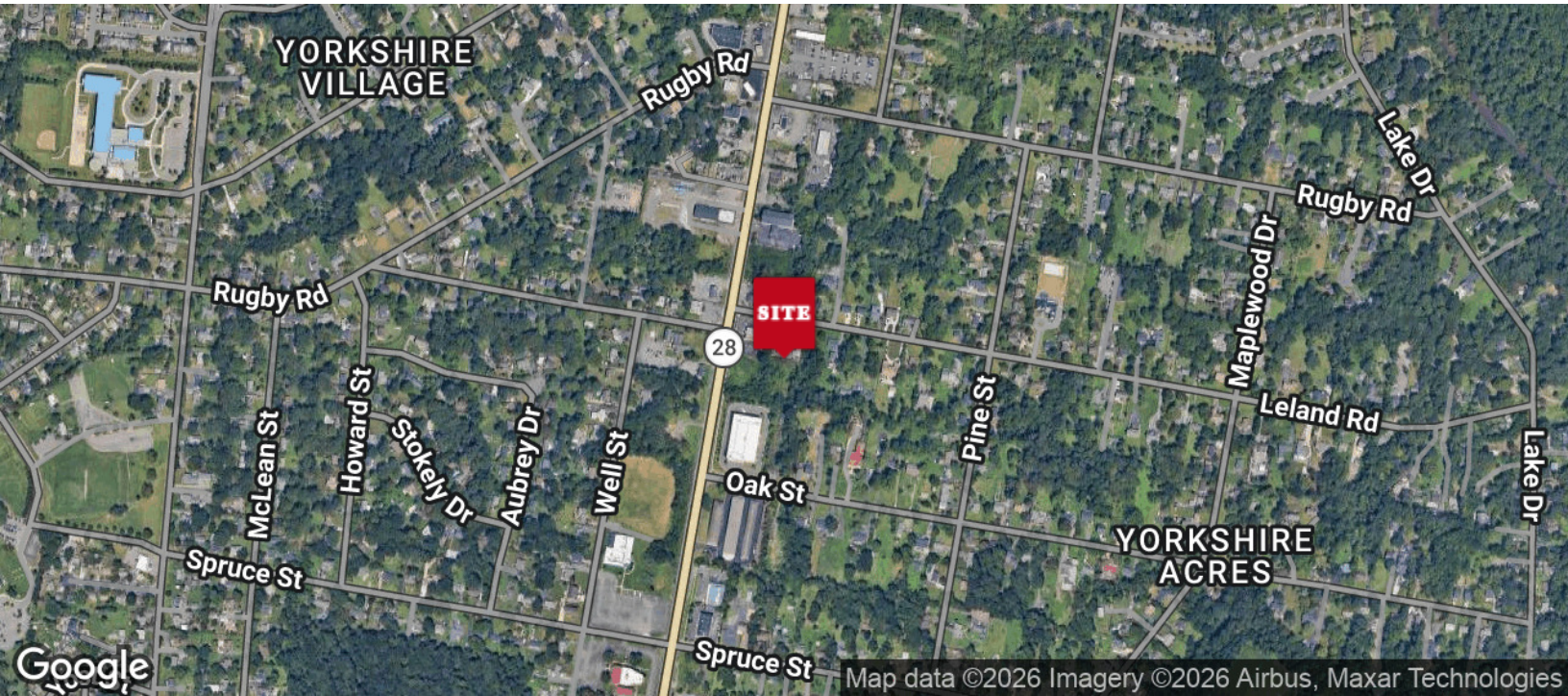
www.Weber-Rector.com

FOR SALE

COMMERCIAL LAND

8119 LELAND RD MANASSAS, VA 20111

LOCATION MAP



PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

KIMBERLY RECTOR

COMMERCIAL AGENT

703.330.1224

kimberly@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

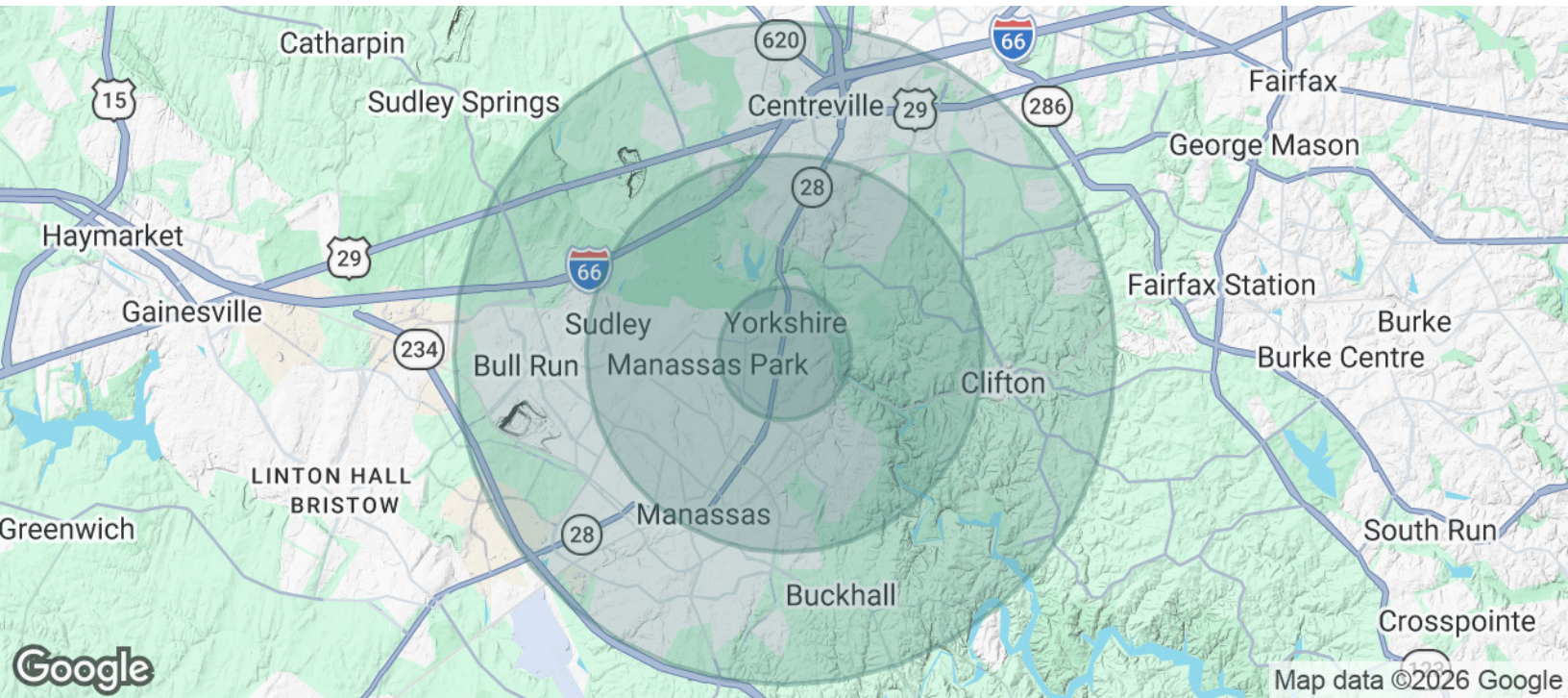
www.Weber-Rector.com

FOR SALE

COMMERCIAL LAND

8119 LELAND RD MANASSAS, VA 20111

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,273	87,904	204,207
Average Age	31.5	36.0	36.1
Average Age (Male)	32.7	35.9	35.4
Average Age (Female)	30.1	35.7	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,670	27,548	66,556
# of Persons per HH	3.6	3.2	3.1
Average HH Income	\$115,619	\$148,961	\$151,544
Average House Value	\$401,026	\$510,274	\$555,125

2023 American Community Survey (ACS)

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

KIMBERLY RECTOR

COMMERCIAL AGENT

703.330.1224

kimberly@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR SALE

COMMERCIAL LAND

8119 LELAND RD MANASSAS, VA 20111

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	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (off premises)	Photographic processing laboratory
Catering—Commercial (on or off premises)	Place of religious worship or assembly
Child-care facility	Private school (no boarding)
Civic club	Quick service food store
College, university or seminary	Radio or TV broadcasting station
Commercial artist or photographer's studio	Recording studio
Commercial bus station	Recreation facility, commercial (indoor)
Computer and network services	Recycling collection points, subject to the standards in section 32-250.84
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Religious institution
Cultural arts center	Restaurant
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant, carry-out
Dry cleaning pick-up facility	Retail store, less than 80,000 square feet
Event center/meeting hall	School of special instruction
Financial institution	Shoe repair
Garden center	Shopping center A, B, C or D (See Part 100)
Greenhouse or nursery	Tailor, seamstress shop
Hospital	Theater (drive-in)
Hotel or motel	Theater (indoor)
Household equipment and appliance service	Tool and equipment rental (minor)
Institute for special education and training	Trade, conference or convention center
Interior design and decorating shop	Trade, technical and vocational school
Laundromat	Travel agency
Lawn mower service	Veterinary hospital
Locksmith	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental laboratory, office, or clinic	

[Click here for more information on the Prince William County B-1 zoning district.](#)

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

KIMBERLY RECTOR

COMMERCIAL AGENT

703.330.1224

kimberly@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com



March 7, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Hafiz Holdings II, LLC
25284 Pleasant Valley Road, Suite 110
Chantilly, VA 20152

Andrew Gregg
Bean, Kinney & Korman, P.C.
2311 Wilson Boulevard, Suite 400
Arlington, VA 22201

Re: Nonconforming Structure Verification Case #: NCU2026-00130

Address: 8119 Leland Road; **GPIN:** 7897-21-8024; **Acreage:** 0.6267-acre

Zoning District: B-1, General Business

Dear Property Owner:

I am writing in response to your application requesting verification of the lawful status of a nonconforming structure that exists on the above referenced lot, which is currently zoned B-1, General Business. This determination letter will address an existing commercial building, addressed as 8119 Leland Road, on the above referenced lot ("Property") but does not verify any uses of the lot or structures. **Permitted uses of the lot and any structures on the lot must comply with Article IV of the Prince William County Zoning Ordinance.** This verification is based only on the application submission documentation.

Based on information obtained from the Real Estate Assessment Office, the subject lot is developed with an enclosed commercial building constructed in 1990, containing 936 total square feet of floor area, and approximately 2,430 square feet of steel frame canopy. The attached Land Title Survey prepared by HAROLD A. LOGAN ASSOCIATES P.C., dated November 12, 2021 (Attachment A) reflects the building, labeled as "1 Story Brick Building," and the steel frame canopy on the subject lot.

The Prince William County Zoning Ordinance dictates the current development standards and setback requirements for structures on a B-1 zoned lot, pursuant to Section 32-401.14. and Section 32-401.15. Section 32-401.15. states that a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district. The location of the existing 936 square foot building, reflected on the attached survey, is not in compliance with the current Zoning Ordinance as to the required setback standards for structures in the B-1 zoning district, as the setback between the structure and the eastern side property line, which abuts an R-4, Suburban Residential, zoned property addressed as 8117 Leland Road, is only 5.2 feet.

March 7, 2026

However, pursuant to:

§ 32-601.20(2) of the Prince William County Zoning Ordinance, relating to the continuation of nonconforming Uses, Lots and Structures, "if (i) a building permit has been issued, the building or structure was thereafter constructed in accordance with the building permit, and upon completion of construction, a certificate of occupancy or a use permit for the building was issued, (ii) a property owner, relying in good faith on the issuance of a building permit, incurs extensive obligations or substantial expenses in diligent pursuit of a building project that is in conformance with the building permit and the Uniform Statewide Building Code (§ 36-97 et seq.), or (iii) the owner of the building or structure has paid taxes to the locality for such building or structure for a period in excess of 15 years, the building/structure shall be deemed nonconforming. Notwithstanding the above, the Building Official may require the building or structure to be brought into compliance with the Uniform Statewide Building Code."

Based on County records (Attachment B), the existing 936 square foot building has been taxed in excess of 15 years. **Therefore, the identified structure (1 Story Brick) is deemed to be lawfully nonconforming and eligible to remain at its present location pursuant to § 32-601.20(2) of the Prince William County Zoning Ordinance.** Pursuant to Section 32-601.32. of the Prince William County Zoning Ordinance, minor alterations, cosmetic modifications, interior renovations, and similar changes for nonconforming structures may be permitted provided that such changes shall not increase the land area occupied by any portion of the nonconforming structure and shall not increase the gross floor area of any nonconforming structure. However, for nonconforming nonresidential structures where a related use is permitted by right or with a Special Use Permit in the zoning district in which the structure is located, but where the current development standards (including, but not limited to, yards, setbacks, screening and buffering, height, signs, lot coverage, or Special Use Permits) are not met, expansion of the structure, may be approved provided only yard, setback, buffer and height standards applicable to the expansion are met, and further provided that such expansion does not exceed 25 percent of the gross floor area of the existing structures. For any expansion exceeding 25 percent of the gross floor area of the existing structure(s), all development standards, including those in subsections (d) and (e), applicable to the property as a whole shall be met. This information is based on zoning regulations that are currently in effect, which are subject to change.

A copy of the referenced code may be obtained from the following web link:

https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTVINOUSRI

This determination is based on information contained in NCU File #NCU2026-00130. **This verification does not include verification for any other structures or any uses on the Property.** Any future development must be in accordance with all County permits and approvals. The following paragraph is mandated by state law to be included in all determinations rendered by the Zoning Administrator, regardless of the determination rendered. Should you have any questions, please contact this office.

Page 3

RE: Nonconforming Structure Verification Case #NCU2026-00130

March 7, 2026

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee and appeal application forms are available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,



Lisa Fink-Butler, CZA, CTM
Zoning Administrator

Attachment A: Land Title Survey

Attachment B: Real Estate Assessment Property Tax Payment Form

cc: Allison Lindner, Finance, Real Estate Assessments

