



9244 Center St, Manassas, VA 20110
(703) 368-7355

Patrick Cloud
Price \$20-\$24/SF/YR
(703) 606-9907

LIBERTY STATION

11085 Marsh Rd. Ste C
Bealeton, VA 22712

www.EXITRealtyProsva.com
Independently Owned and Operated



- Retail 1640 SQFT
- Zoning C-2 & C-1 (Commercial Highway)
- Highly Visible Location
- New Tenant Incentives see page 2



INCENTIVES

- Lower rent pricing with longer term lease:
- 1-3 Year Lease \$24 per/sqft + CAM
- 4-6 Year Lease \$22 per/sqft + CAM
- 7-10 Year Lease \$20 per/sqft + CAM
- \$1 per/sqft Discount when exercise extension options at current rent rate.



C-2 & C1 Zoning Uses

- Computer and network services
- Office
- Medical or dental office and clinic
- Craft brewery
- Cafeteria/lunchroom/snack bar/automat
- Commercial artist or photographer's studio
- Restaurant
- Theater
- Veterinary hospital
- Recording studio
- Pet store, in accordance with the provisions
- Place of religious worship or assembly
- Radio or TV broadcasting station
- Trade, conference or convention center
- Tailor, seamstress shop
- Retail store, less than 80,000 sq ft
- Full List of C2 C1 Zoning Uses on last page





DALE'S CAR WASH

Village Center Dr

Marsh Rd

Dairy Queen Grill & Chill
Fast Food • \$

Bealeton tobacco & vape
Vaporizer store

Virginia ABC

Advance Auto Parts
Auto parts store

17
17

11085 Marsh Rd,
Bealeton, VA 22712

Aspen Way

Willow Dr N

Gildas house

Newton Ln

Station Dr

Olivera

Patrick Henry Blvd

Hwy 17

Start Bright Academy

Ahmed Fida

Little Caesars Pizza
Pizza • \$

United States
Postal Service

Bealeton Depot

Bealeton Library

Station Dr

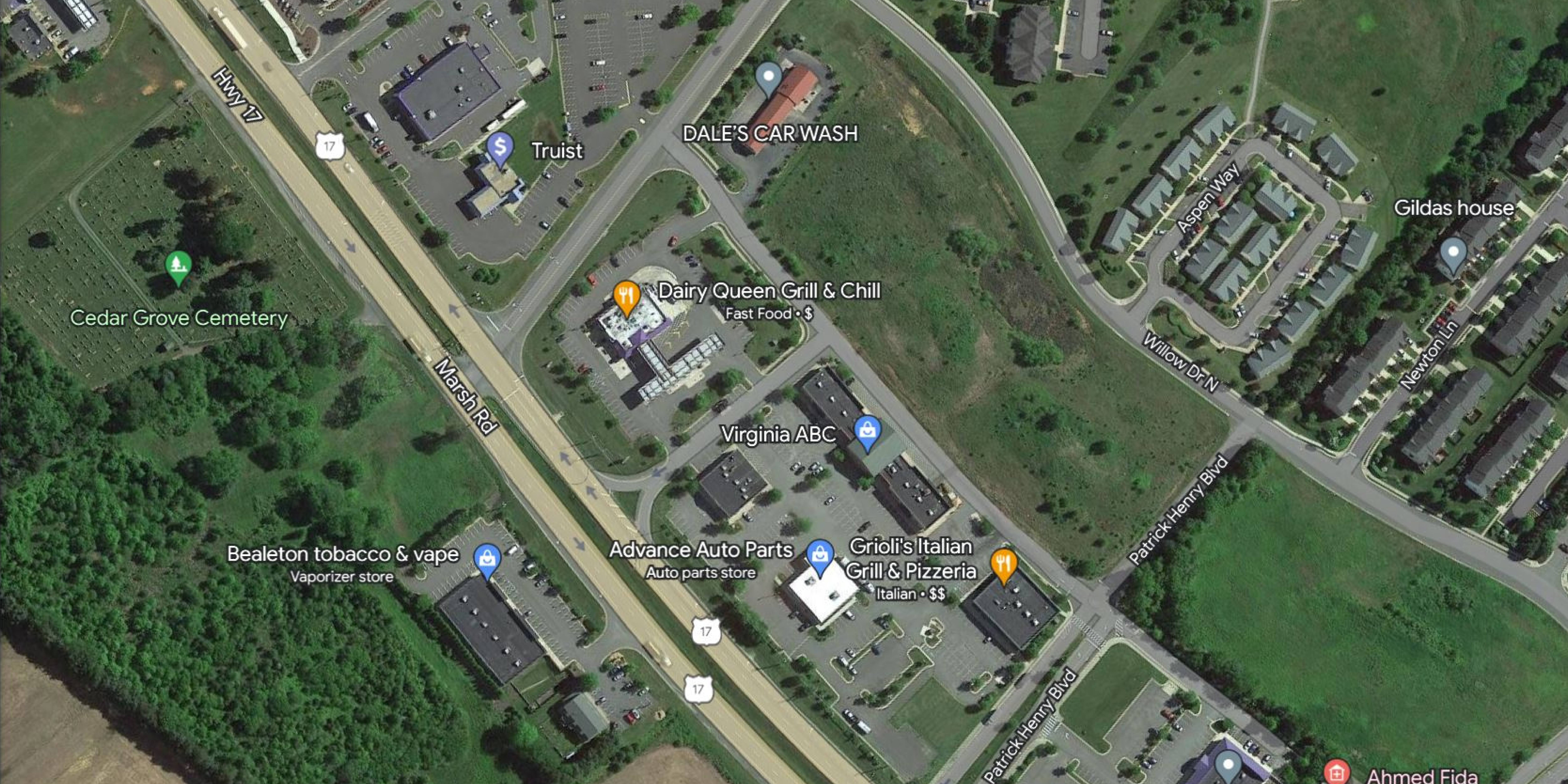
Station Dr

Monterroso Im

Kira Ct

Willow D

Wins



Hwy 17



Truist

DALE'S CAR WASH



Dairy Queen Grill & Chill

Fast Food • \$

Virginia ABC



Bealeton tobacco & vape

Vaporizer store



Advance Auto Parts

Auto parts store



Grioli's Italian Grill & Pizzeria

Italian • \$\$



Gildas house



Aspen Way

Willow Dr N

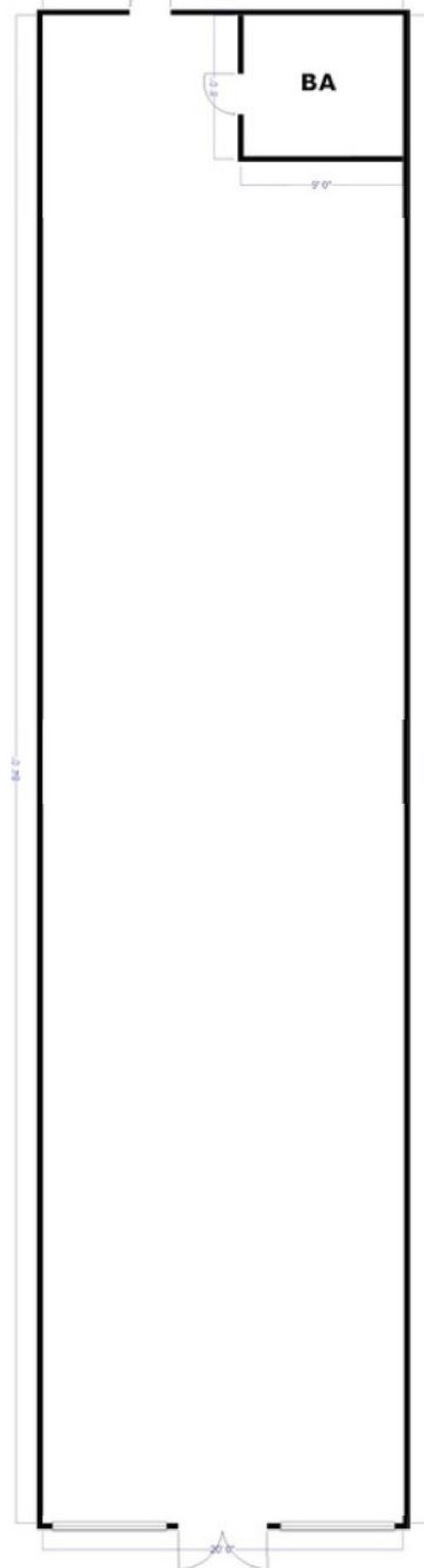
Newton Ln

Patrick Henry Blvd

Patrick Henry Blvd



Ahmed Fida



11085 Marsh Rd Ste C 1640 Sqft

Union Digital
Marketing

Monterroso Improvement

Aftermarket DPF

Bealeton Rd

King Nobel Ln

Olivera Ave

Kira Ct

Station Dr

Station Dr

Bealeton Library

Willow Pl

Station Dr

Virginia National
Bank: Bealeton

Food Lion

Grioli's Italian
Grill & Pizzeria

Little Caesars Pizza

Bealeton Village Center

Dairy Queen Grill & Chill

Cedar

ess Bealeton

Walgreens

xon

Commercial (C-2) commercial zone is intended for retail commercial uses.

Permitted Uses:

- **All uses permitted in C1 zones*** SEE C1 Uses Below*****
- **Amusement or recreation centers.**
- **Automobile repair shops.**
- **Bakeries.**
- **Bottling works.**
- **Builder supply yards, lumberyards.**
- **Cabinet and carpenter shops.**
- **Cleaning and dyeing establishments.**
- **Commercial or wholesale businesses not of an industrial or manufacturing nature.**
- **Dairy processing and distribution plants.**
- **Frozen food locker plants.**
- **Gasoline service stations.**
- **Handicraft products manufacturing centers.**
- **Ice and cold storage plants.**
- **Laundries.**
- **Plumbing shops.**
- **Printing shops and publishing houses.**
- **Restricted retail business not of a commercial, industrial or manufacturing nature.**
- **Roofing shops.**
- **Storage warehouses, storage facilities for oil, gasoline and petroleum products, but not including bulk plants and storage areas.**
- **Theaters.**
- **Upholstery shops.**
- **Used car lots and used machinery lots.**
- **Other uses deemed similar to the uses above may be considered.**
- **C. Special Uses: The commission may, after notice and public hearing, recommend to the board, and the board may permit the following uses. The board shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:**

Commercial Neighborhood (C-1) District- generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. The areas should be located so as to provide pedestrian access from nearby neighborhoods. The size should relate to the neighborhoods served and the configuration should allow for internal pedestrian movement.

Permitted Uses:

- **Business or Professional Office**
- **Retail shopping center**
- **Convenience store**
- **Veterinary Clinic**
- **Farm supply establishment**
- **Restaurant**
- **Bank**
- **Bakery**
- **Appliance, Radio, and Television Repair Shop**
- **Barber shop**
- **Beauty Parlor**
- **Bowling Alley**
- **Dancehall**
- **Health Club and Gymnasiums**
- **Job Printing**
- **Key Making**
- **Pet Shop**
- **Shoe Repair**
- **Tailor**
- **Skating Rink**
- **Tool Rentals**
- **Service Station**