

FOR LEASE

RETAIL - SALON & SPA

9776 ZIMBRO AVE MANASSAS, VA 20110



LEASE RATE: \$3,950/MONTH

OFFERING SUMMARY

Available SF:	1,800 SF
Lease Type:	Plus Utilities
Year Built:	1986
Building Size:	7,830 SF
Renovated:	2017
Zoning:	B-2
Market:	Washington DC
Traffic Count:	21,000 VPD
Submarket:	Manassas
Parcel ID:	101-01-00-20

PROPERTY OVERVIEW

Move in ready salon & spa available for lease. Approximately 1,800 SF. Space features 6-8 stations, 4 private treatment rooms, 2 bathrooms, 3 shampoo stations and large reception area. Washer/dryer ready! Abundant parking & marquee signage. The property is zoned B-2, Neighborhood Commercial, and is suitable for retail, business or trade school, education/training, assembly use (less than 50 people), physical fitness/martial arts, antiques, microbrewery or distillery, catering/restaurant or specialty foods, repair or craft shop, office, personal or professional improvement, and more!

LOCATION OVERVIEW

Well located property in an established shopping center. Just outside Old Town Manassas with signalized access to Rt. 28. Only 1.5 miles to Rt. 234 Bypass/Prince William Pkwy.

PRESENTED BY:

GEORGE CHARLTON
ASSOCIATE BROKER
703.330.1224
george@weber-rector.com

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



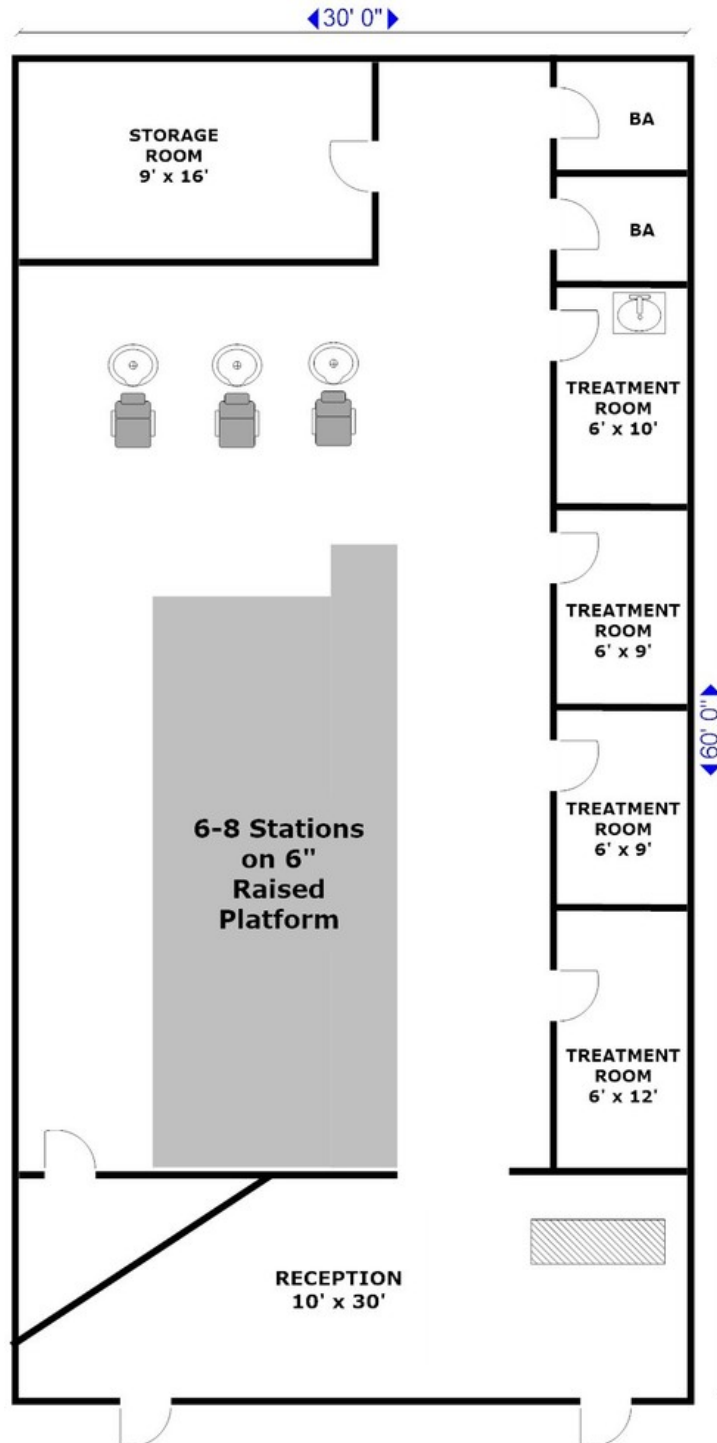
**WEBER
RECTOR**
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

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FLOOR PLAN



*MEASUREMENTS APPROX. DRAWING NOT TO SCALE.

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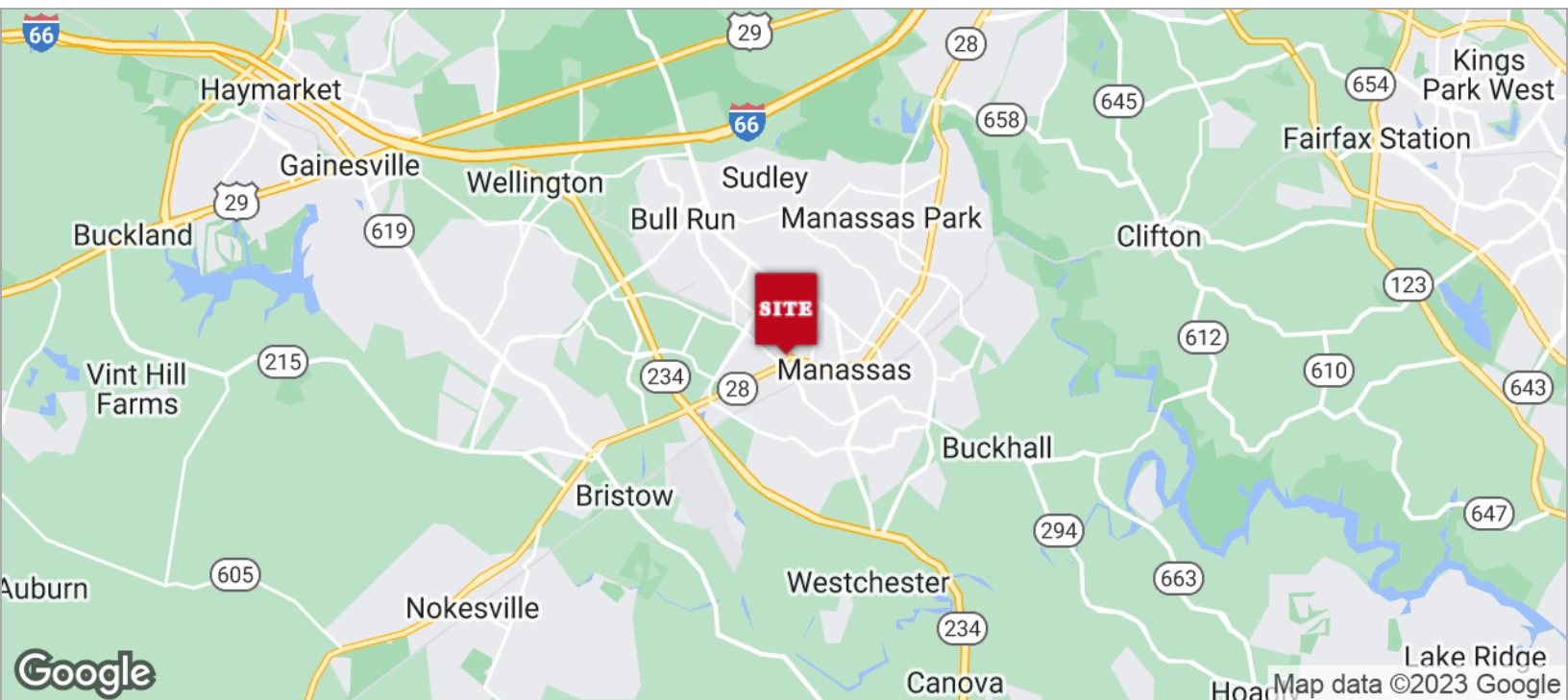
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LOCATION MAPS



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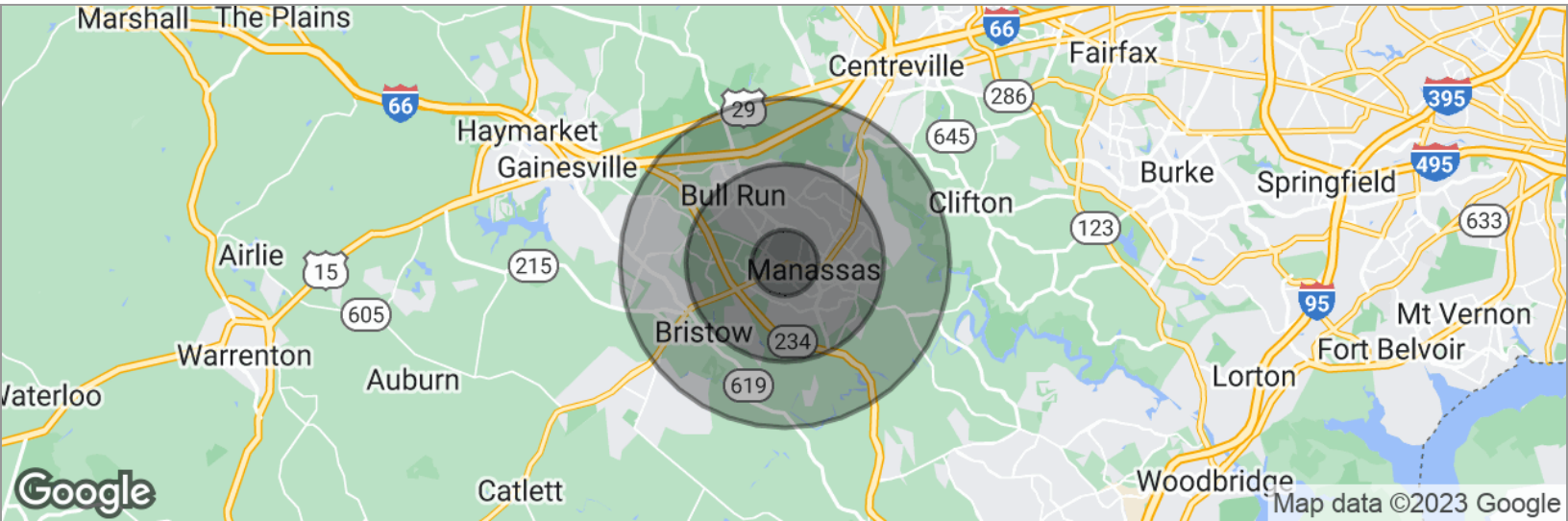
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,220	86,787	144,693
Median age	34.4	32.4	32.5
Median age (Male)	34.0	31.7	32.1
Median age (Female)	35.8	33.4	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,059	28,532	47,918
# of persons per HH	3.3	3.0	3.0
Average HH income	\$98,299	\$85,412	\$90,248
Average house value	\$419,117	\$383,178	\$417,651

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	27.2%	32.6%	30.0%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	63.5%	66.4%	64.5%
Black	14.1%	11.9%	12.4%
Asian	5.3%	4.4%	6.4%
Hawaiian	0.0%	0.1%	0.2%
American Indian	0.1%	0.5%	0.5%
Other	12.8%	13.2%	12.2%

* Demographic data derived from 2020 ACS - US Census

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