



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

RETAIL PROPERTY FOR LEASE

Manassas Car Lot

9019 CENTREVILLE RD, MANASSAS, VA 20110

EXECUTIVE SUMMARY

Manassas Car Lot 9019 Centreville Rd, Manassas, VA 20110



OFFERING SUMMARY

Available SF:	3,030 - 3,051 SF
Lease Rate:	\$37.00 SF/yr (NNN)
Lot Size:	0.72 Acres
Year Built:	1954
Building Size:	3,051
Zoning:	B4
Taxes (NNN):	\$12,100
Insurance (NNN):	\$1,870
Market:	Northern Virginia
Submarket:	Manassas
Traffic Count:	27,825

PROPERTY OVERVIEW

K&M Commercial Real Estate as an Exclusive agent of the owner is happy to present this Standalone active Car Lot with Bays located at 9019 Centreville Rd, Manassas VA 20110. The existing structure consists of 3,051 SQFT of office, Bay, and Warehouse Space sitting on .71 acre of land. Currently used as a car dealership and used tire store. With over 75 parking spaces, this property is ideal for a small car dealership that wants high visibility and signage on Route 28.

PROPERTY HIGHLIGHTS

- Accommodates 90+ Cars
- Traffic Count of 27,825 cars per day
- 3,051 SF Includes:
 - 800 SF Detailing Bay
 - 1,000 SF Office Space
 - 1,251 SF Warehouse Space
- Zoned B-4 General Commercial
- All Business Licenses Included (Used Car License, Performance Shop License, Motorcycle Sales License, Trailer Sales License, Mechanic Shop License, Tire Shop & Salvage License)

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

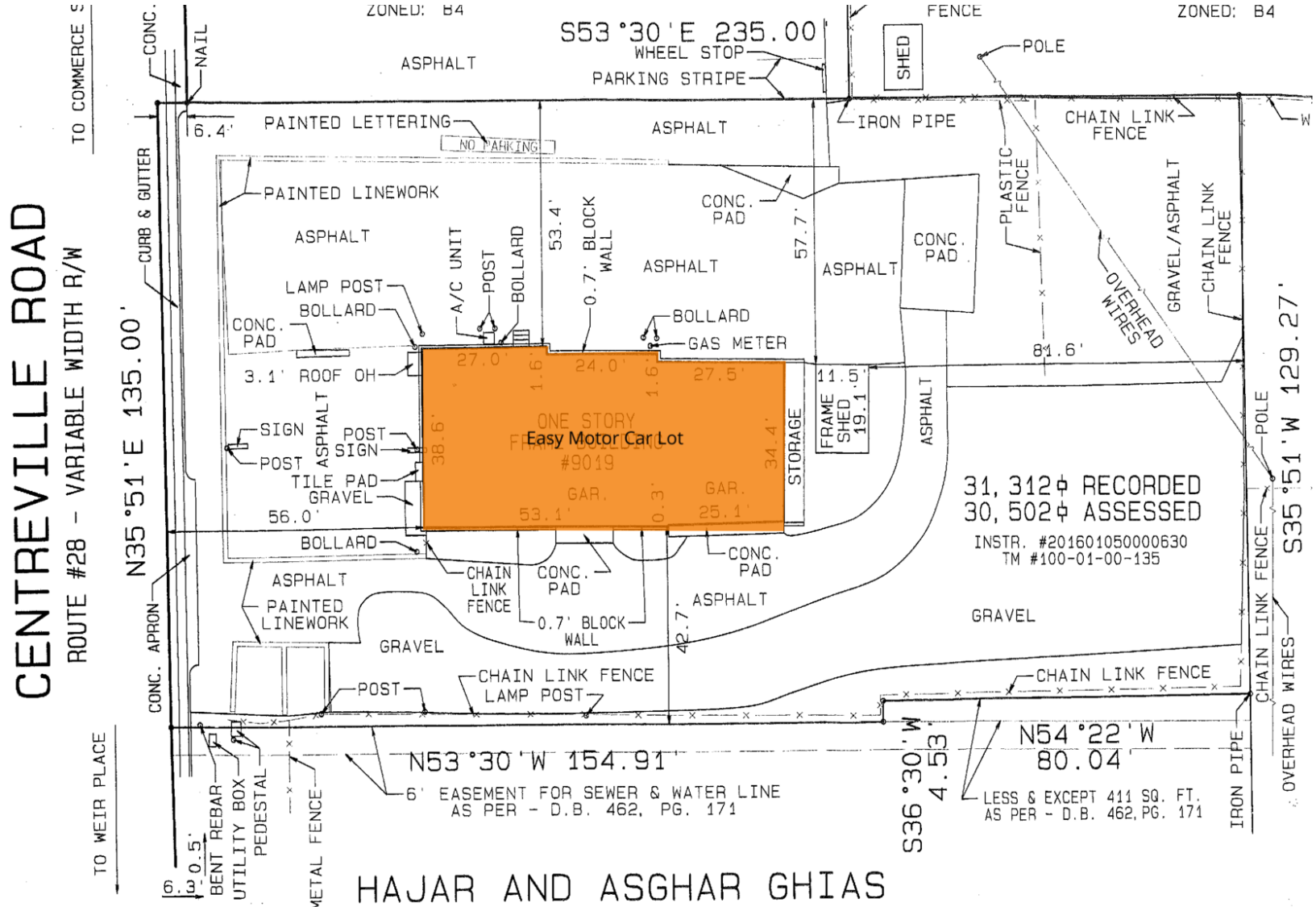
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

SITE PLANS

Manassas Car Lot 9019 Centreville Rd, Manassas, VA 20110



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

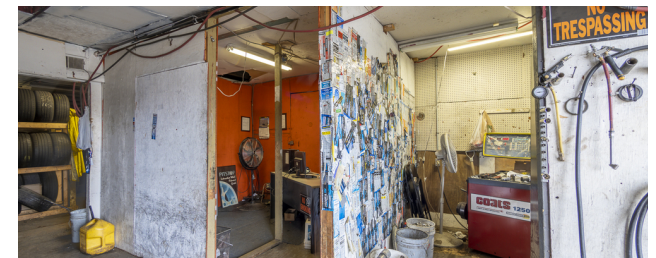
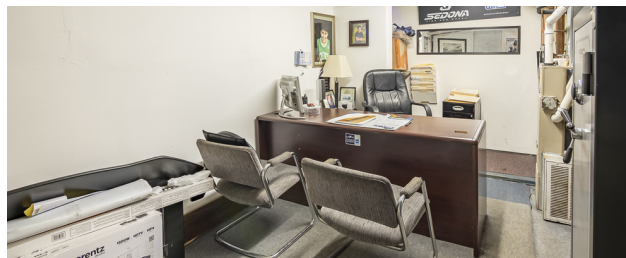
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

Manassas Car Lot 9019 Centreville Rd, Manassas, VA 20110



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

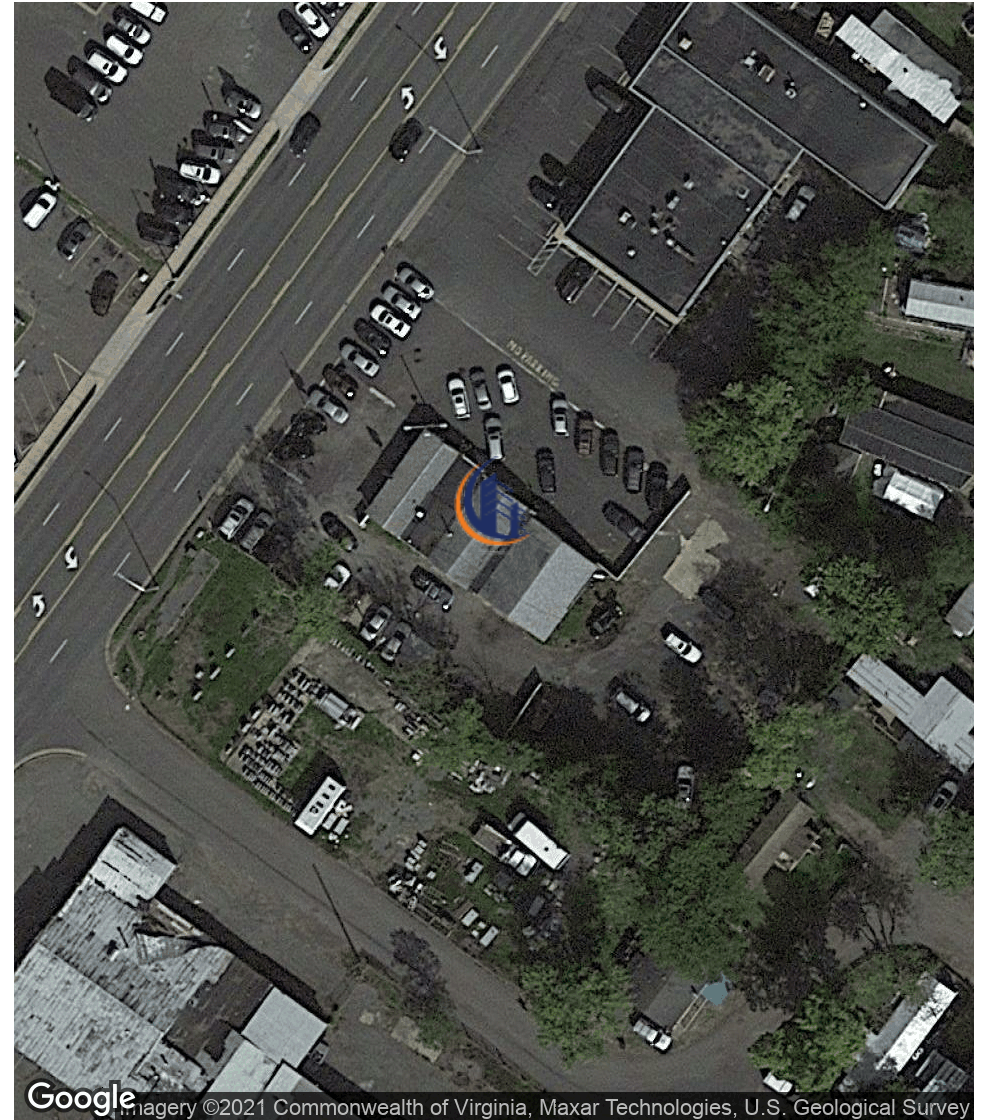
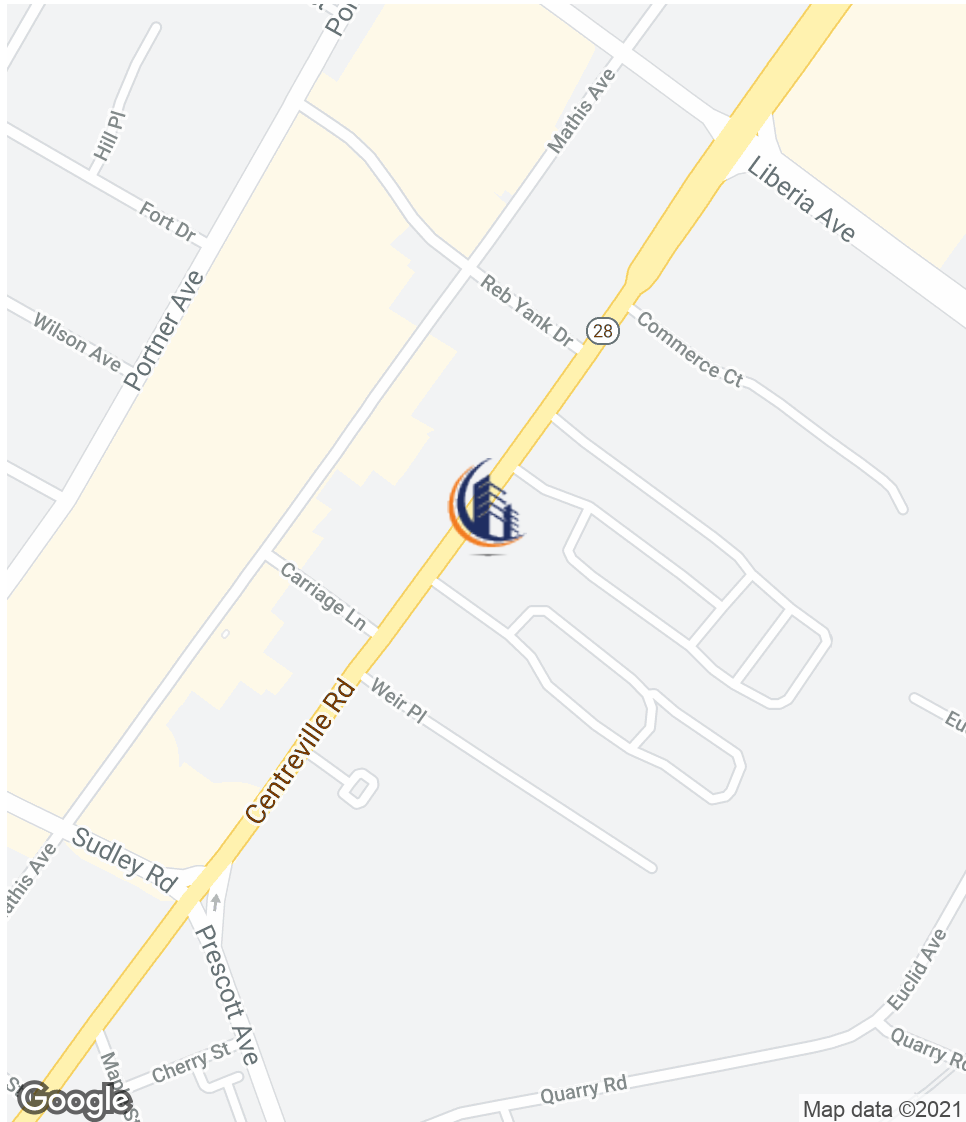
kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

LOCATION MAPS

Manassas Car Lot 9019 Centreville Rd, Manassas, VA 20110



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

DEMOGRAPHICS MAP & REPORT

Manassas Car Lot 9019 Centreville Rd, Manassas, VA 20110



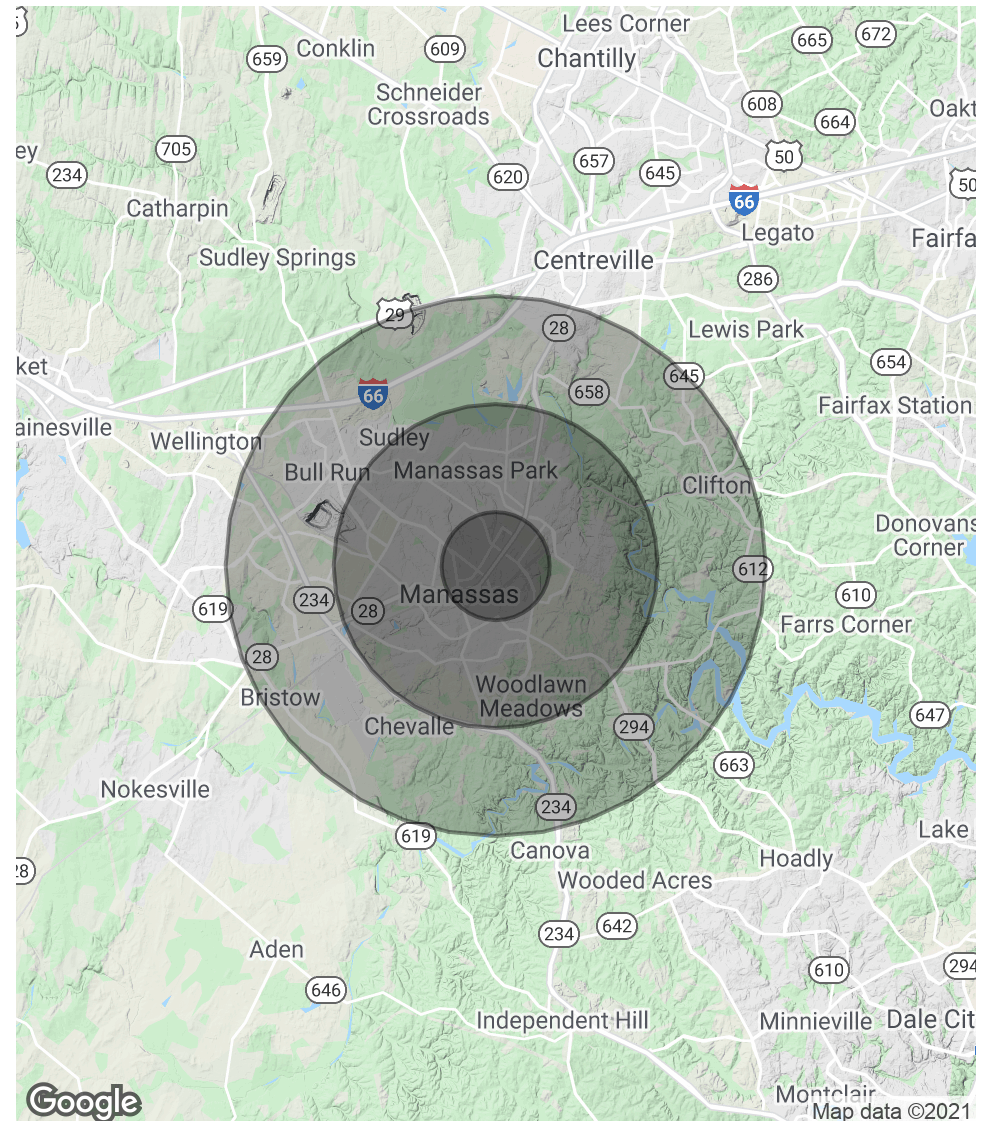
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,559	89,561	150,902
Average age	33.3	32.5	33.2
Average age (Male)	31.1	32.0	32.8
Average age (Female)	35.5	33.2	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,792	28,733	49,312
# of persons per HH	2.8	3.1	3.1
Average HH income	\$82,682	\$86,912	\$97,656
Average house value		\$388,649	\$438,998

* Demographic data derived from 2010 US Census



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170