

OFFICE FOR LEASE

MANASSAS OLD TOWN FREESTANDING OFFICE/RETAIL

9401 East St, Manassas, VA 20110



PROPERTY DESCRIPTION

Prime location in Old Town Manassas with parking. Ready for an office or retail business. Good pedestrian and automotive access - a rarity to find both in Old Town. Professional finishings with Bamboo Floor and Ceramic Tile. Two finished floors with four+ outside entrances. Cellar available for tenant storage as well. Rear patio for additional seating or general use. Kitchenette and three Bathrooms.

PROPERTY HIGHLIGHTS

- Multiple office spaces and conference rooms.
- Entrances on three sides.
- 12 parking spots - Rear Parking.
- Tenant pays for all utilities

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (Gross)
Number of Units:	1
Available SF:	2,587 SF
Lot Size:	0.155 Acres
Building Size:	2,587 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,506	6,227	11,426
Total Population	3,059	16,720	32,227
Average HH Income	\$65,792	\$83,614	\$96,376

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ED MARTIN, CCIM

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Each Office Independently Owned and Operated kwcommercial.com

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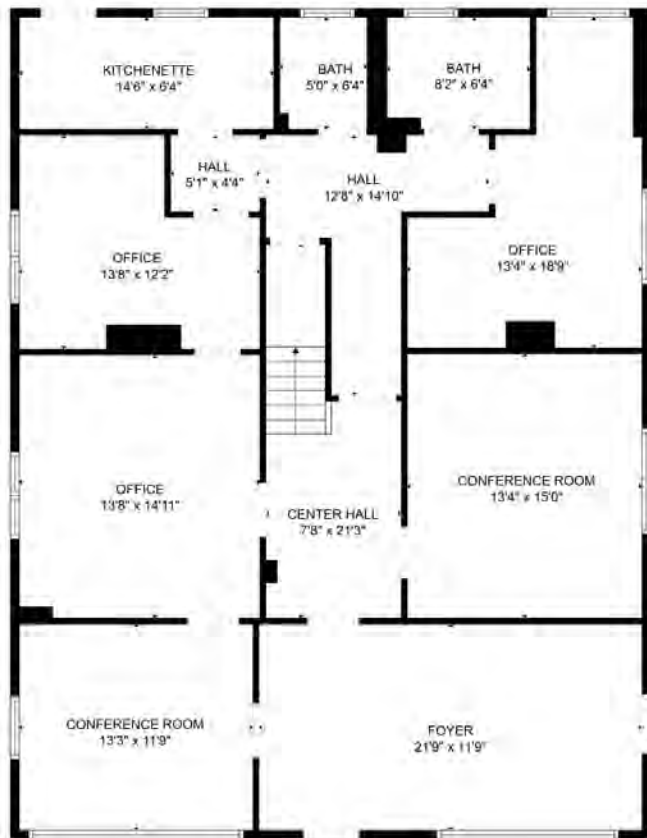
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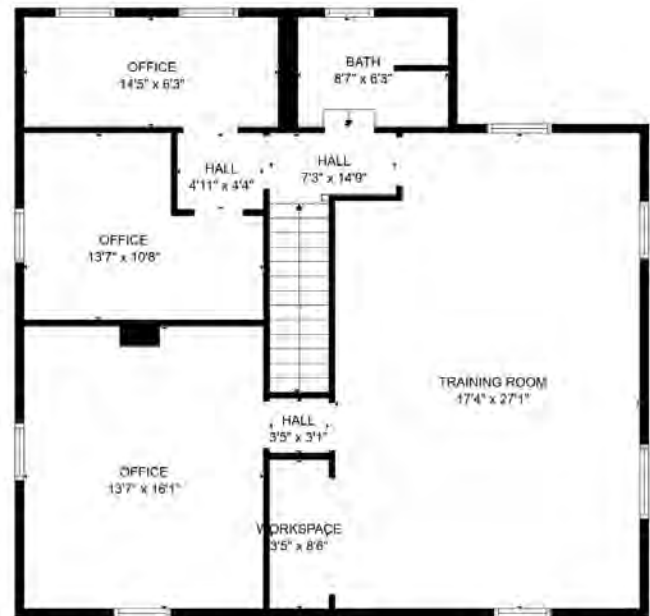
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1635 sq. ft. FLOOR 2: 1105 sq. ft.
TOTAL: 2740 sq. ft.

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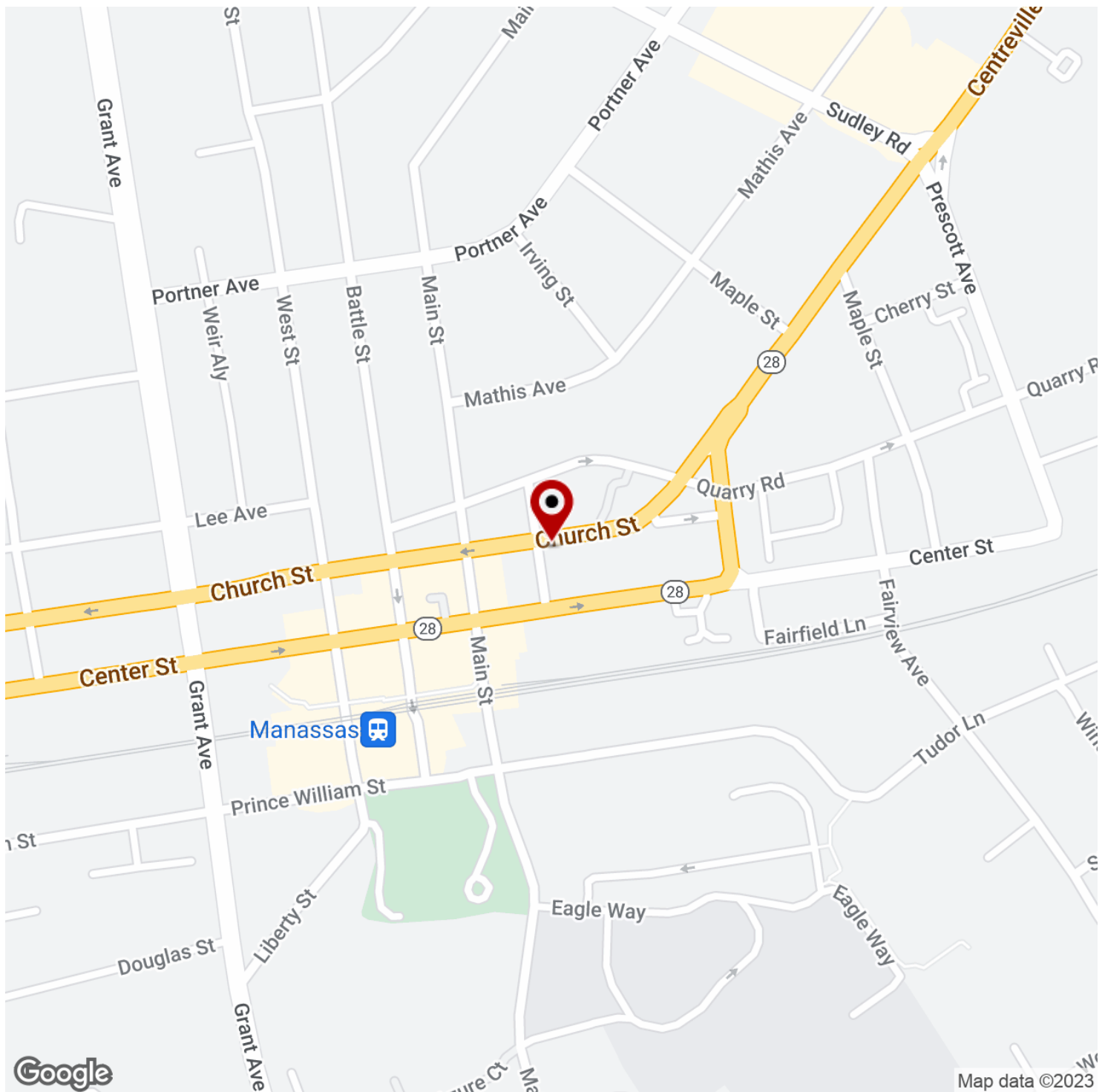
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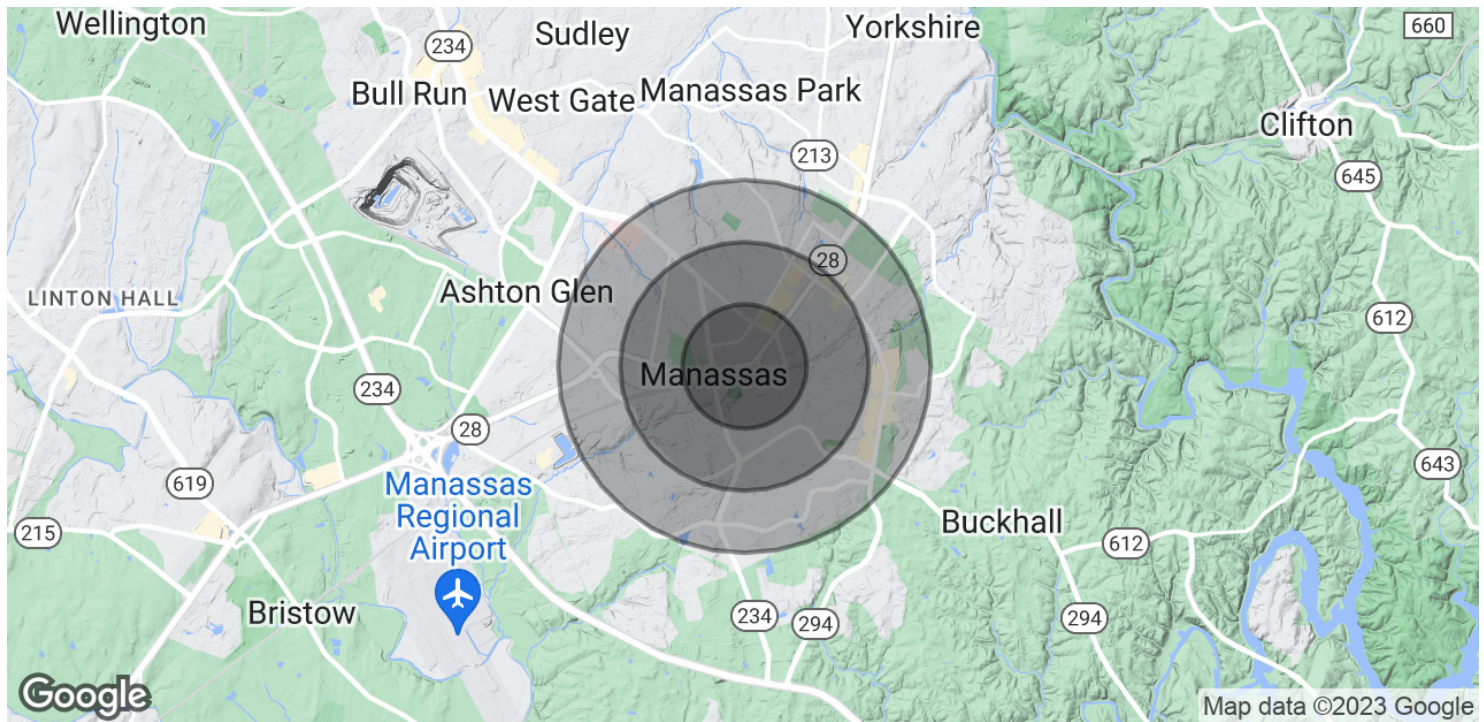
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,059	16,720	32,227
Average Age	34.1	33.9	35.4
Average Age (Male)	29.2	32.4	33.9
Average Age (Female)	38.9	35.1	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,506	6,227	11,426
# of Persons per HH	2.0	2.7	2.8
Average HH Income	\$65,792	\$83,614	\$96,376
Average House Value	\$327,974	\$325,284	\$335,909

* Demographic data derived from 2020 ACS - US Census

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