

1,109 SF OFFICE/RETAIL SPACE FOR LEASE IN OLD TOWN MANASSAS

9028 Prince William St, D
Manassas, VA 20110



This highly visible 1,109 sq. ft. commercial condo features a versatile layout, making it perfect for professional services, medical practices, wellness professionals, or a boutique retail business. Space is newly carpeted and painted. Zoned B4 (General Commercial), the property offers high visibility to both pedestrian and automobile traffic. Tenants will benefit from an on-site surface parking lot for clients, complemented by adjacent street parking and the nearby Prince William Street Parking Lot. Located steps away from City Hall, the Prince William County Courthouse, local restaurants, and the Manassas VRE Station, this unit offers an unbeatable, walkable location for your business. Vacant and ready for immediate occupancy.

Lease Rate: \$1,975.00 Plus Utilities

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 80 years and five generations of experience



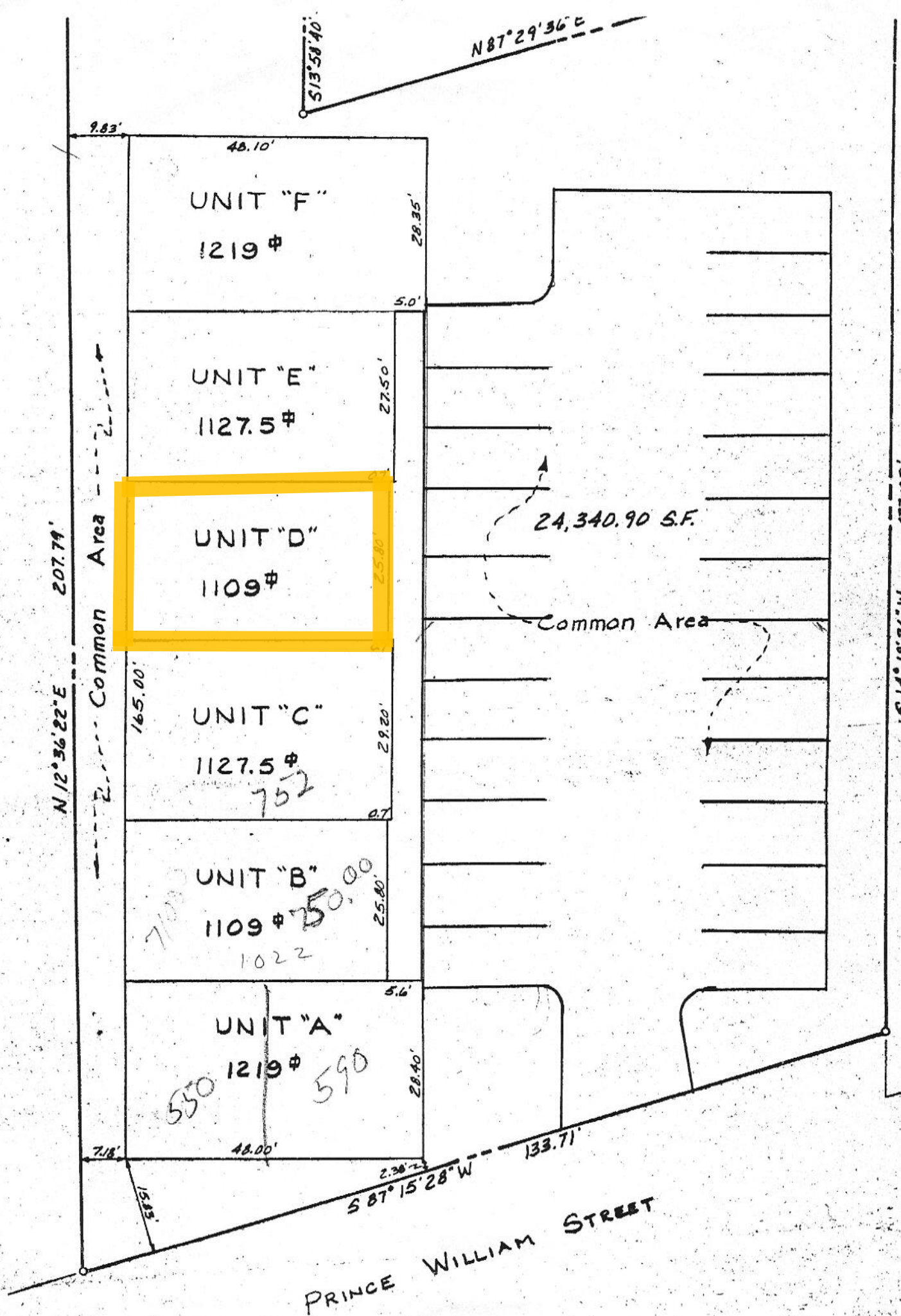
Edward B. Wright, III

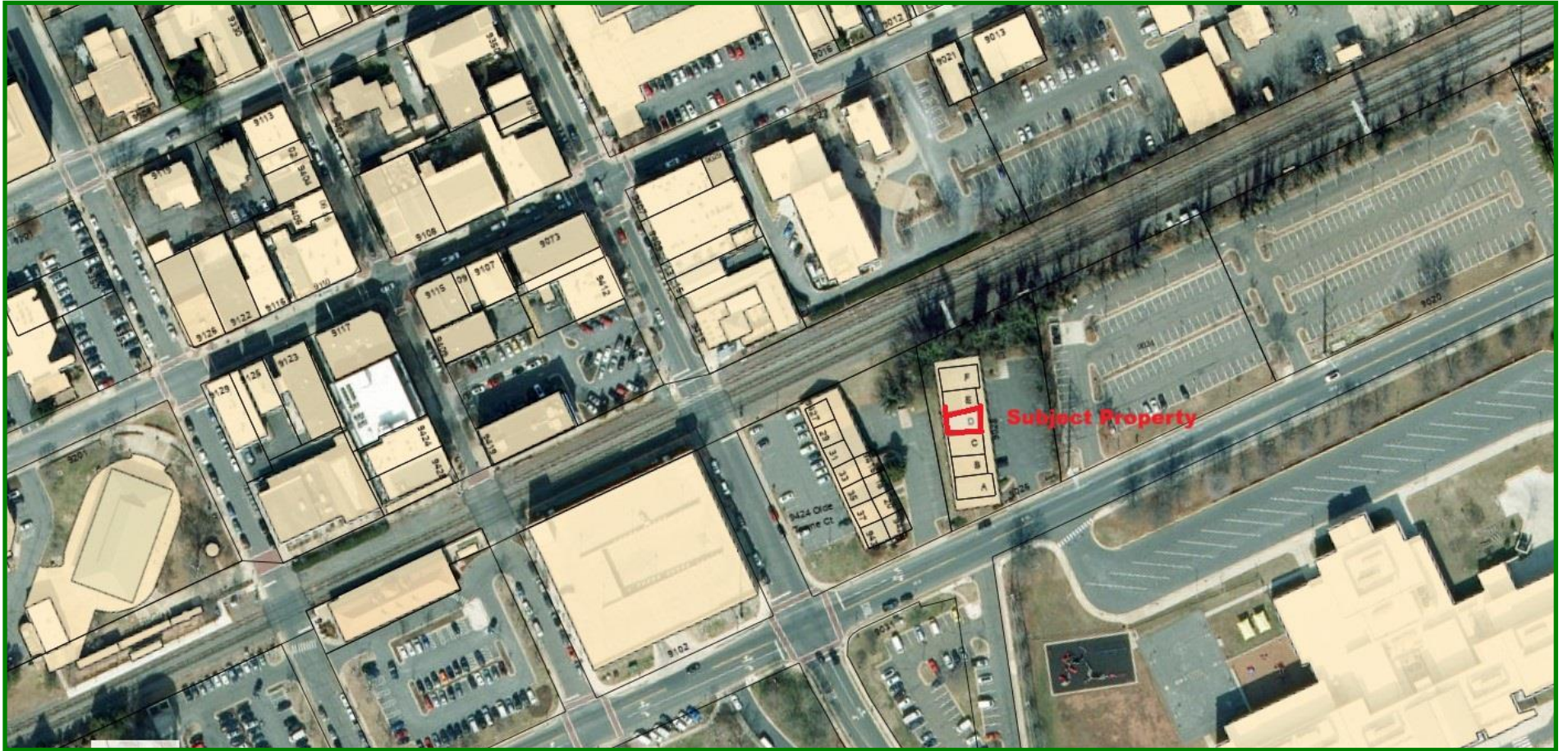
9009 Sudley Road
Manassas, Virginia 20110

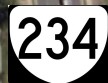
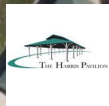
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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

OLD TOWN CENTER PHASE I







9028 Prince William
St, Manassas,
VA 20110



TABLE 2										
"P"= Permitted By-Right "S"= Special Use Permit is Required										
Use Type	Zoning Districts									Additional Requirements
	Non-Residential & Mixed Use Districts									
	I-A	B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	
RESIDENTIAL										
Age-Restricted Housing				P	P					Sec. 130-308
Cottage Court		P	P	P						Sec. 130-66
Duplex		P	P	P						
Dwelling, Multifamily			P	P	P					Sec. 130-303
Dwelling, Single-Family Attached				P	P					
Dwelling, Single-Family Detached			P	P	P					
Group Home			P	P	P					
Live/Work Unit		P	P	P						
Manufactured Home										Sec. 130-98
Manufactured Home Park										Sec. 130-98
Private Community Recreational Use			P	P	P					
ASSEMBLY & INSTITUTIONAL										
Assembly, Place of (less than 50 persons)	S	P	P	P	P	P	P	S		
Assembly, Place of (50 or more persons)	S	S	S	S	S	S	S	S		
Broadcasting or Telecommunication Tower	S	S			S	S	S	S	S	
Broadcasting or Telecommunication Towers, Administrative Review	P	P	P	P	P	P	P	P	P	Sec. 130-92
Business or Trade School (less than 50 persons)	P	P	P	P	P	P	P	P		
Business or Trade School (50 or more persons)	S	S	S	S	S	P	P	S		
Cemetery		S	S	S	S	S	S	S		
Child Care Center	S	P	S	S	P	S	P	S		
Children's Residential Facility				S	S					
Congregate/Continuing Care, Assisted Living Facility				S	S					
Cultural Facility	S	P	P	P	P		P			
Day Care Center, Adult		P	S	S	P	S	P	S		
Educational Facility, College or University	S		S	S	S	S	S	S		

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Educational Facility, Primary or Secondary	S		S	S	S	S	S	S		
Hospital					S	S	S			
Medical Care Facility		S	S	S	S	S	S			
Nursing Home				S	S					
Parks and Open Space	P	P	P	P	P	P	P	P	P	
Public Dancehall							S	S		Ch. 14
Public Facility	P	P	P	P	P	P	P	P	P	
Public Utility	P	P	P	P	P	P	P	P	P	
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater)								P		Sec. 130-103
Shelter, Residential							S	S		
COMMERCIAL										
Agriculture and Silviculture										
Airport or Aviation Facility	P							P		
Antique Shop		P	P	P	P		P			
Bed and Breakfast			P	S	S					Sec. 130-91
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)		P	P	P	P		P			
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)		S	S	S	P		P	P	P	
Business Support Service	P	P	P	P	P	P	P	P	P	
Car Wash		S			S		S	S		
Catering Facility	P	P	P	P	P		P	P		
Construction Material Sales							P	P		Sec. 130-61
Consumer Repair or Contractor/Tradesperson Services		P	S	S	S		P	P	P	
Craft Shop		P	P	P	P		P	P		Sec. 130-61
Crematory		S	S	S	S	S	S	S	S	
Financial Institution		P	P	P	P	P	P	P		
Fueling Station (8 or fewer fuel pumps)	S	S			S		S	S	S	
Fueling Station (9 or more fuel pumps)	S				S		S	S	S	
Garden Center							P	P		Sec. 130-61

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Heliport	P				S		S	S		
Hotel	S		P	P	P		P			
Kennel					S		S	S		<u>Sec. 130-97</u>
Liquor Store							P			<u>Sec. 130-94</u>
Mini-Warehouse or Self-Storage								P	P	
Motor Vehicle Parts/Supply Establishment							P	P	P	
Motor Vehicle Service							S	S	P	<u>Sec. 130-100</u>
Motor Vehicle Sales and Rental	S						S	S	P	<u>Sec. 130-99</u>
Office, General	P	P	P	P	P	P	P	P		
Office, Medical		P	P	P	P	P	P			
Parking Structure, Multilevel	P		P	P	P	P	P	P	P	
Personal Improvement Service	P	P	P	P	P	P	P	P		
Professional Personal Service	P	P	P	P	P	P	P			
Restaurant	P	P	P	P	P		P			
Retail Sales	P	P	P	P	P	P	P			
Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)								P	P	<u>Sec. 130-103</u>
Short-Term Loan Establishment							P			<u>Sec. 130-94</u>
Specialty Food Shop	P	P	P	P	P	P	P	P		
Tattoo Parlor and/or Body Piercing Salon							P			
Veterinary Hospital		P	P	P	P		P	S		
INDUSTRIAL										
Heavy Equipment Sales and Rental								S	P	<u>Sec. 130-99</u>
Laboratory	P					P		P	P	
Laundry, Commercial								P	P	
Manufacturing, Heavy									S	
Manufacturing, Light	P							P	P	
Motor Vehicle Repair								S	P	<u>Sec. 130-100</u>
Research and Development	P					P		P	P	

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	I-A	B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	
Storage Yard/Facility/Chemical Storage/Tank Farm (Hazardous Materials)	S							S	S	
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)									P	
Truck Terminal									P	
Warehousing and Distribution	P							P	P	
Wholesale Trade	P							P	P	
ACCESSORY										
Accessory Uses	P	P	P	P	P	P	P	P	P	Sec. 130-57
Amateur Radio Tower			P	P	P					Sec. 130-57
Caretaker Quarters							P	P	P	
Family Day Home			P	P	P					Sec. 130-93
Family Health Care Structure, Temporary			P	P	P					Sec. 130-104
Home Business			S	S	S					Sec. 130-95
Home Occupation			P	P	P					Sec. 130-96
Temporary Use (Outdoor Events)	P	P	P	P	P	P	P	P	P	Sec. 130-104 Ch. 14
Temporary Use (Outdoor Sales)	P	P	P	P	P	P	P	P	P	Sec. 130-104
Yard Sale, Residential			P	P	P					Sec. 130-101