



**COMMERCIAL
DIVISION**

FOR SALE

Manassas Investment Or Development Opportunity

9025 CENTREVILLE ROAD, MANASSAS, VA 20110



PRESENTED BY:

RONALD GLASS

Senior Vice President

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OFFERING SUMMARY

Sale Price: Negotiable

Price / SF: Negotiable

Building Size: 9,254 SF

Zoning: B-4

Market: DC Metropolitan
Area

Submarket: Northern Virginia

PROPERTY OVERVIEW

Retail building for sale. 5,254 SF of free standing retail and ~4,000 SF of warehouse space in the back. Ample Parking and located right outside of Old Town Manassas. Great income producing property or development opportunity. By-right uses include Retail, Office, Restaurant, Car Wash, Brewery, Business or Trade School, Child Care Center, Day Care, etc.

LOCATION OVERVIEW

Right outside of Old Town Manassas off of 28

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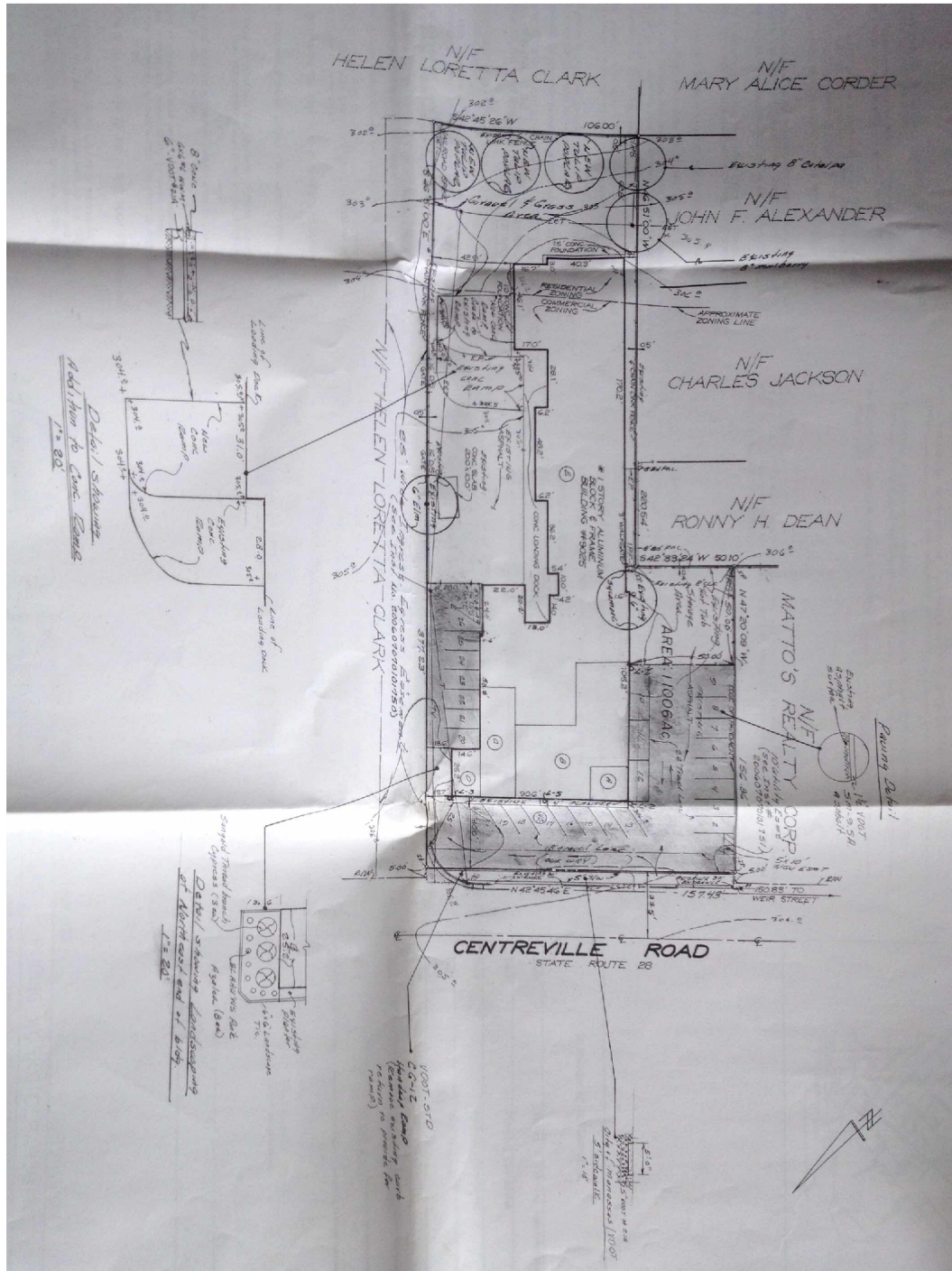


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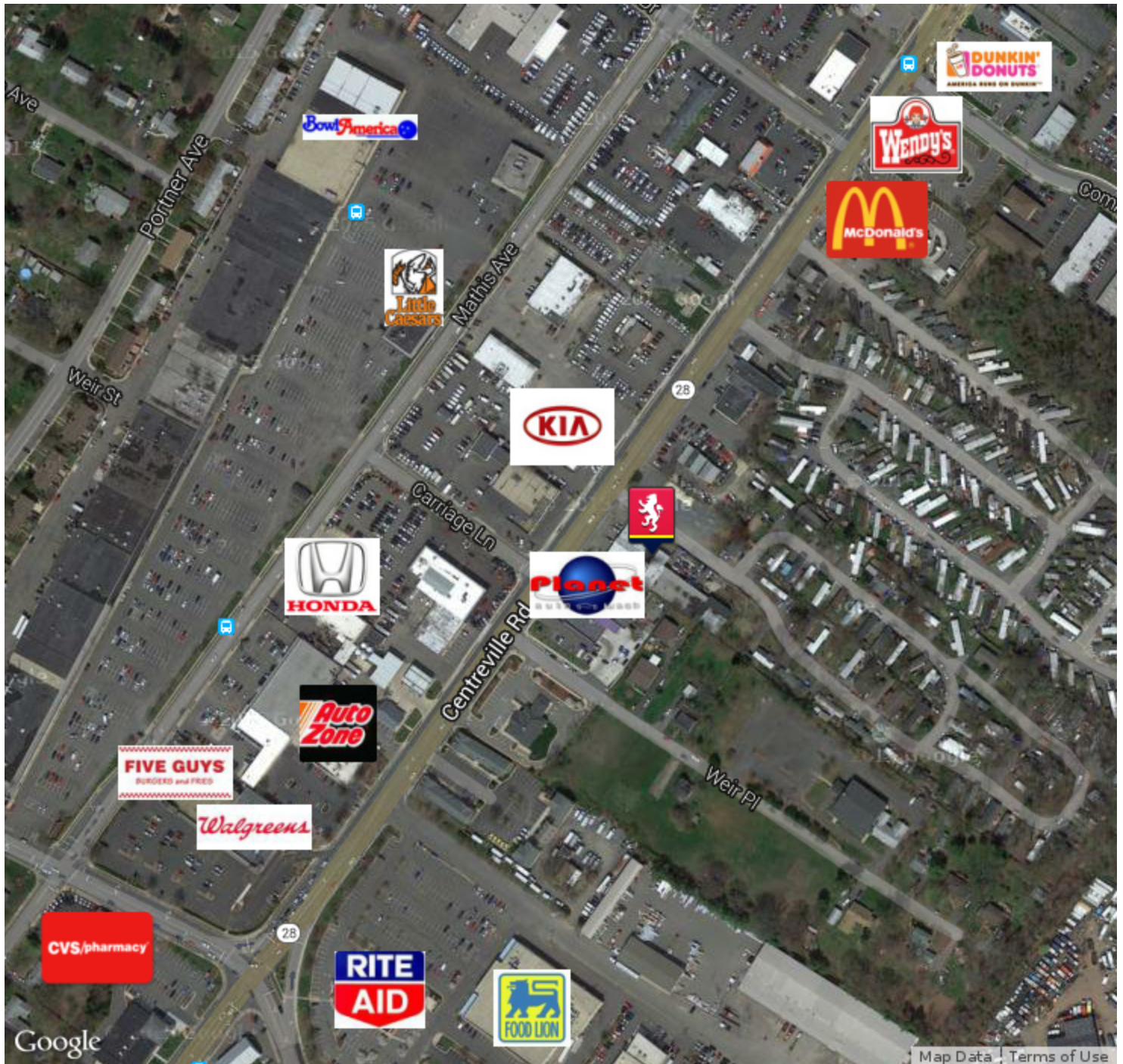
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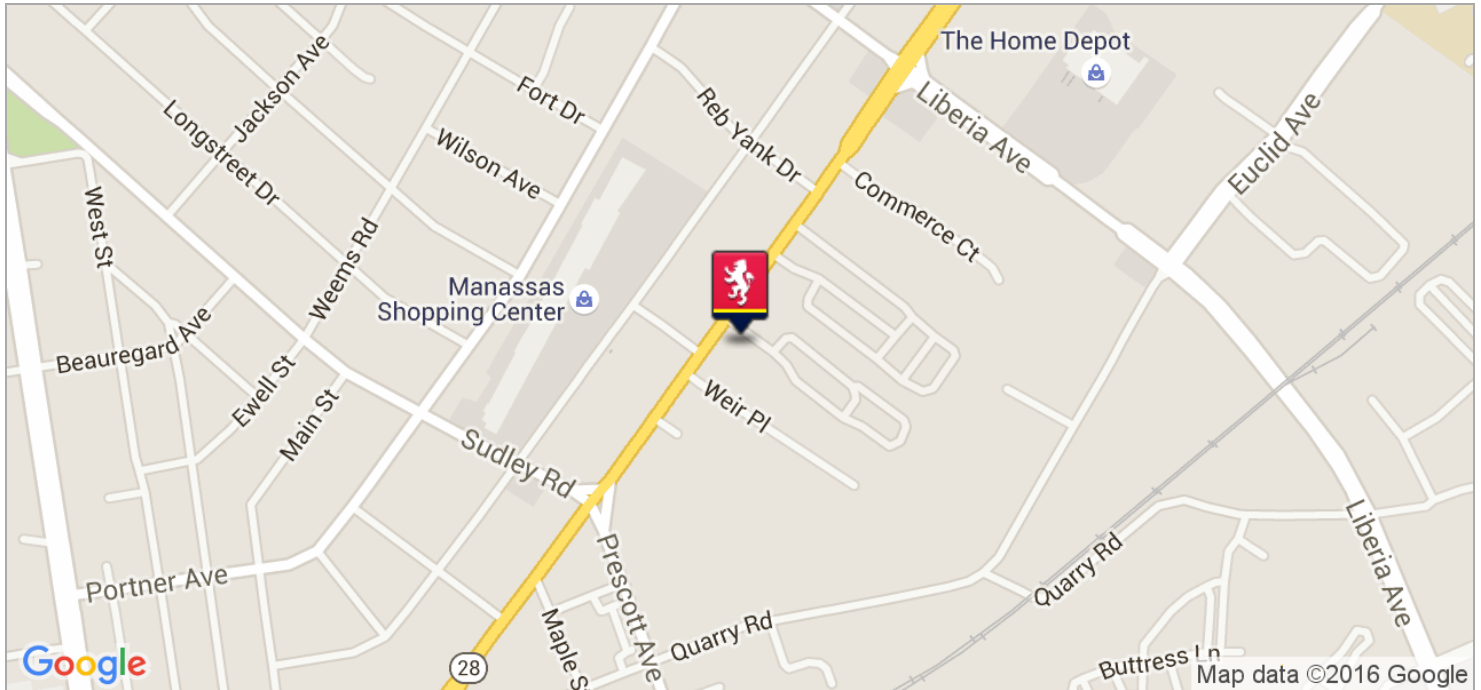
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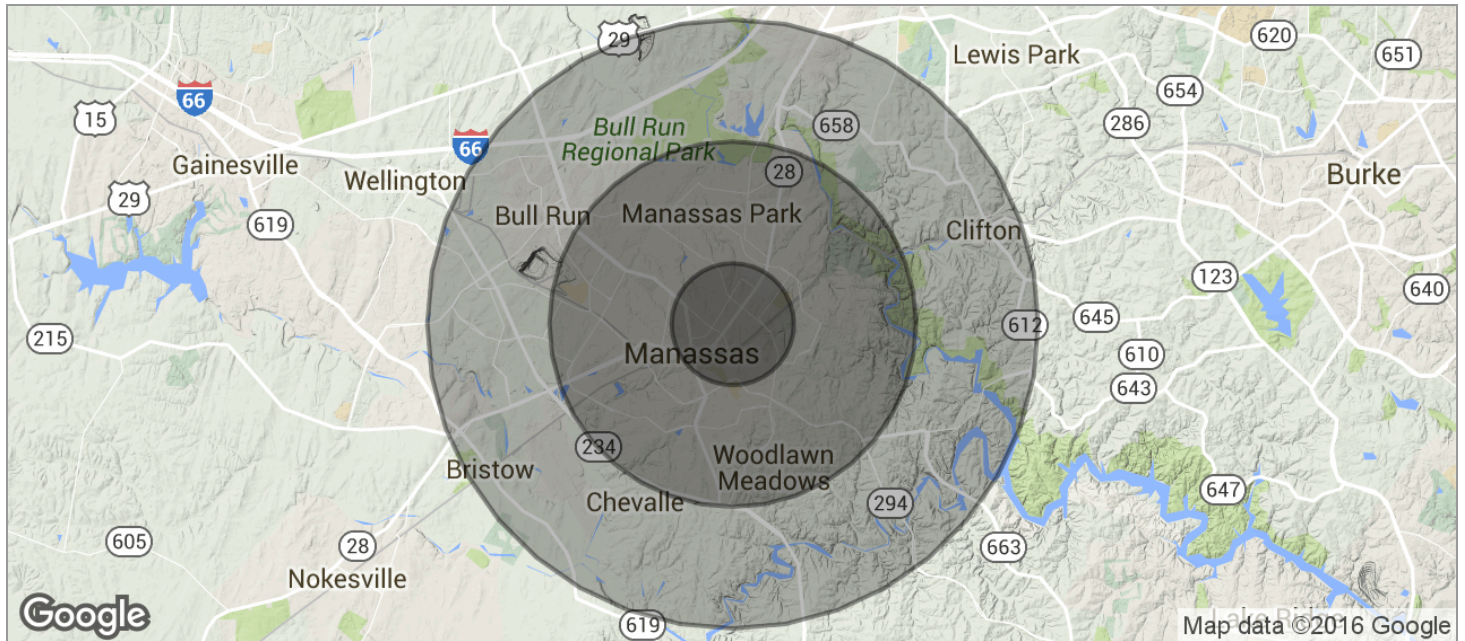
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,617	89,367	149,840
MEDIAN AGE	33.4	32.5	33.2
MEDIAN AGE (MALE)	31.2	32.0	32.8
MEDIAN AGE (FEMALE)	35.5	33.2	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,822	28,659	48,959
# OF PERSONS PER HH	2.8	3.1	3.1
AVERAGE HH INCOME	\$82,547	\$86,983	\$97,470
AVERAGE HOUSE VALUE	\$596,964	\$389,837	\$440,964
RACE	1 MILE	3 MILES	5 MILES
% WHITE	68.8%	64.0%	65.3%
% BLACK	13.8%	12.2%	11.2%
% ASIAN	3.9%	5.2%	7.8%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.3%	0.4%	0.5%
% OTHER	9.5%	14.2%	11.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.8%	32.1%	27.6%

* Demographic data derived from 2010 US Census

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