



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR LEASE - RETAIL WITH AUTOMOTIVE SUP 9107 MATHIS AVE. MANASSAS, VA 20110



PROPERTY OVERVIEW

- Available Unit:** Suite C (end unit)
- Available SF:** 2,482 SF of combined retail & warehouse
- Lease Price:** \$5,200 per month
- Zoning:** B-4 with SUP for Clean Automotive (no oil/liquids)
- Drive-In:** 10' x 12' roll-up bay door
- Ceiling Height:** 13' clear
- Parking:** 8 designated spaces
- Signage:** Building & Pylon signage available
- Utilities:** Gas & electric sub-metered
Water/sewage & trash included

AREA HIGHLIGHTS

Prime location in the City of Manassas. Near Old Town Manassas with easy access to 234-Business and Route 28. Surrounded by an abundance of retailers and automotive users. Within a dense residential area and a high daytime worker population.

FOR MORE INFORMATION

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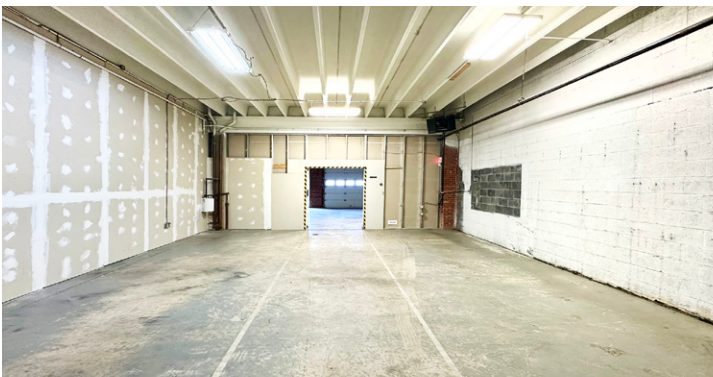
BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

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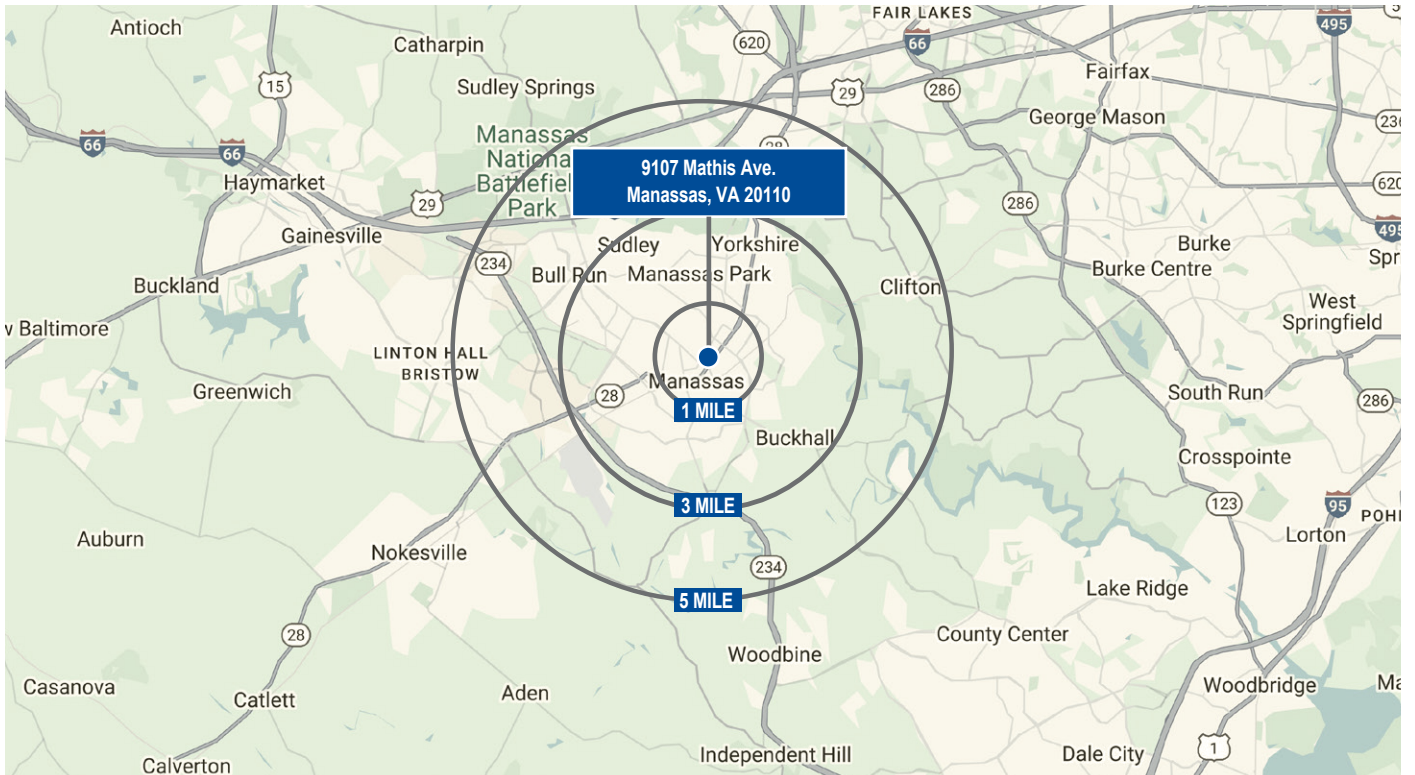
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FOR LEASE - RETAIL WITH AUTOMOTIVE SUP 9107 MATHIS AVE. MANASSAS, VA 20110 DEMOGRAPHICS



2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,800	103,870	167,555
Households	4,862	32,104	53,296
Avg. HH Income	\$127,269	\$125,330	\$132,334
Median HH Income	\$94,919	\$100,780	\$108,350
Median Home Value	\$401,938	\$397,913	\$425,821
Employees	10,630	37,712	5,910
Businesses	1,320	4,074	6,348

TRAFFIC COUNT

Mathis Ave.	9,700+ VPD
Centreville Rd. (Rt. 28)	27,000+ VPD
Sudley Rd.	18,000+ VPD

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