



# OFFERING MEMORANDUM

## FOR SALE | REAL ESTATE & BUSINESS

### AUTO TRADEMARK

7591 Centreville Road Manassas, VA 20111



# PROPERTY OVERVIEW



REAL ESTATE INVESTMENT AND MANAGEMENT





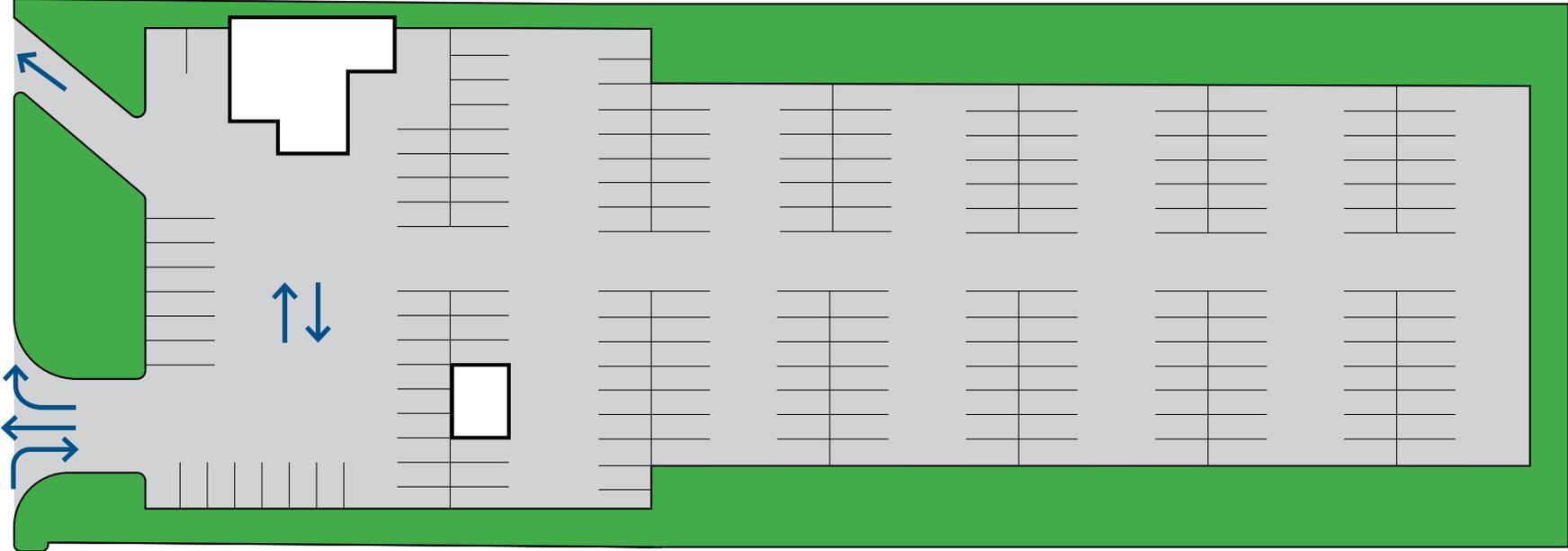
# RETAIL MAP



# SITE PLAN



**BOOSALIS**  
PROPERTIES  
REAL ESTATE INVESTMENT AND MANAGEMENT



# OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

**PRICE** **\$4,975,000**

**GROSS INCOME 2024** \$18M+

**LOT SIZE** 2.167 Acres

**YEAR RENOVATED** 2022

**BUILDING A SQ. FT.** 2,080 SF

**BUILDING B SQ. FT.** 613 SF

**TOTAL SQ. FT.** 2,693 SF

**ZONING** B-1 (General Business)

**SPECIAL USE PERMIT** SUP is current for automotive sales

**TAX MAP #** 7897-22-9962

**PARKING** 189 Spaces

## **B-1; ZONING GENERAL BUSINESS**

This zoning district allows retail stores, shopping centers, offices, and institutional uses.

## **SPECIAL USE PERMIT**

Special Use Permit allows for motor vehicle sales, leasing, repair, parts, service, and inventory storage/display.





### 9102 CARRIAGE LN, MANASSAS CITY

Sale Price	\$4,500,000
Sales Date	01/16/2025
Building Size	10,986 SF
Land Size	62,726 SF



### 10439 NOKESVILLE RD, MANASSAS CITY

Sale Price	\$4,500,000
Sales Date	07/12/2024
Building Size	7,298 SF
Land Size	49,820 SF



### 8104 CENTREVILLE RD, MANASSAS

Sale Price	\$3,500,000
Sales Date	02/07/2024
Building Size	11,000 SF
Land Size	77,972 SF



### 14530 JEFFERSON DAVIS HWY, WOODBRIDGE

Sale Price	\$7,300,000
Sales Date	12/11/2023
Building Size	20,616 SF
Land Size	157,077 SF



### 7614 CENTREVILLE RD, MANASSAS

Sale Price	\$5,250,000
Sales Date	7/20/2021
Building Size	12,000 SF
Land Size	177,786 SF



### 8030 CENTREVILLE RD, MANASSAS

Sale Price	\$2,800,000
Sales Date	11/1/2018
Building Size	-
Land Size	122,404

# INVESTMENT HIGHLIGHTS



REAL ESTATE INVESTMENT AND MANAGEMENT



For over 20 years, Auto Trademark has been committed to providing an exceptional car-buying experience in Northern Virginia. Offering high-quality used cars at competitive prices, Auto Trademark is one of the leading used car dealerships in Manassas, VA.

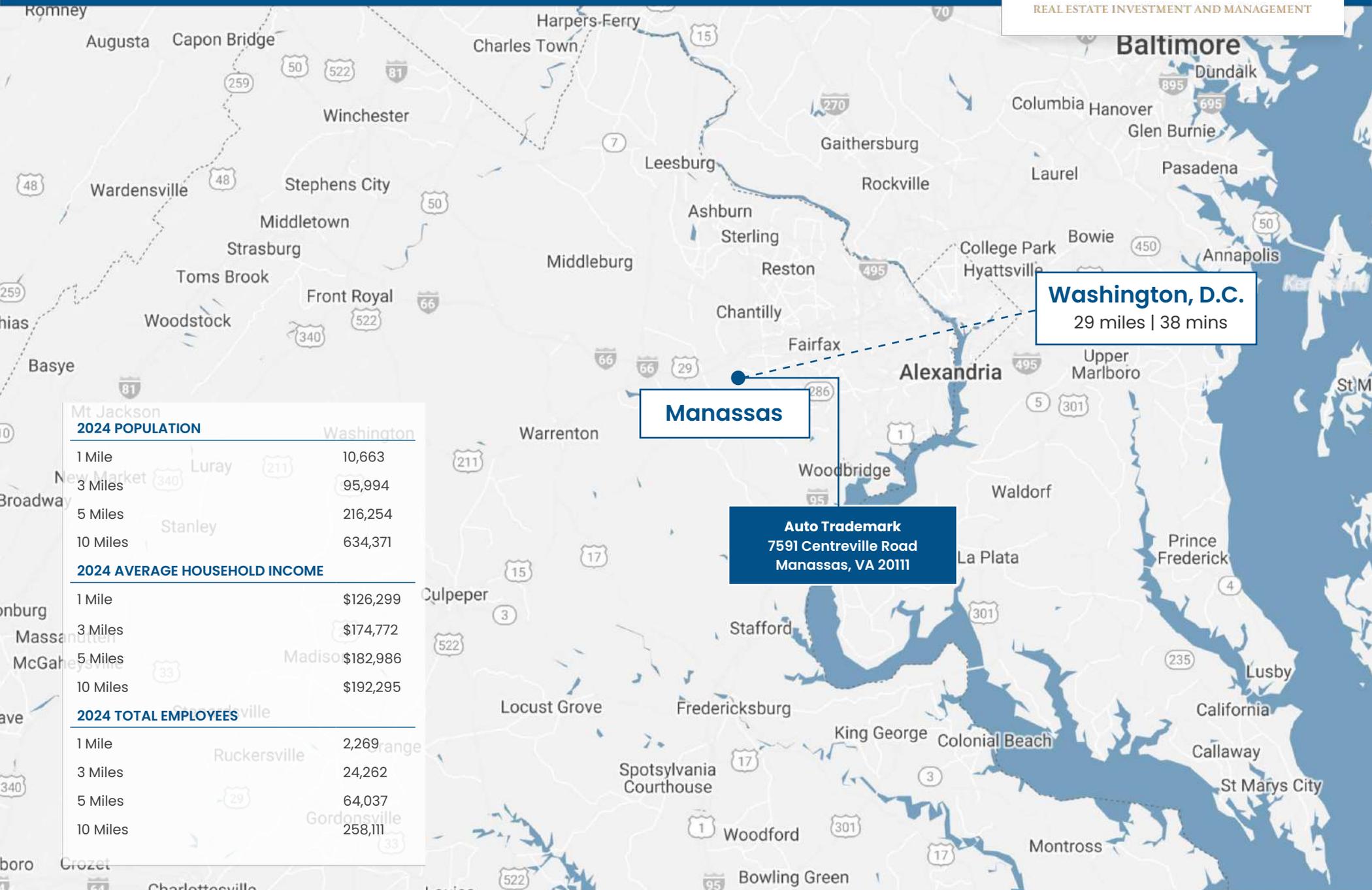
Located directly off Centreville Road (Rt. 28) this property is nestled on 2.167 acres and is surrounded by an abundance of commercial real estate and high density residential. This site has excellent visibility with high traffic volume, with Rt. 28 averaging about 54,000 VPD. Close to I-66 and Rt. 29, you couldn't ask for a location with better exposure and convenience.

This unique package offers a potential buyer the chance to own a well-established used car dealership, its real estate, and a proven reputation. With an SUP and financing instruments in place, the Auto Trademark operation is essentially turnkey for any dealership seeking a stable and vibrant new location.

# LOCATION MAP



BOOSALIS  
PROPERTIES  
REAL ESTATE INVESTMENT AND MANAGEMENT



**Washington, D.C.**  
29 miles | 38 mins

**Manassas**

**Auto Trademark**  
7591 Centreville Road  
Manassas, VA 20111

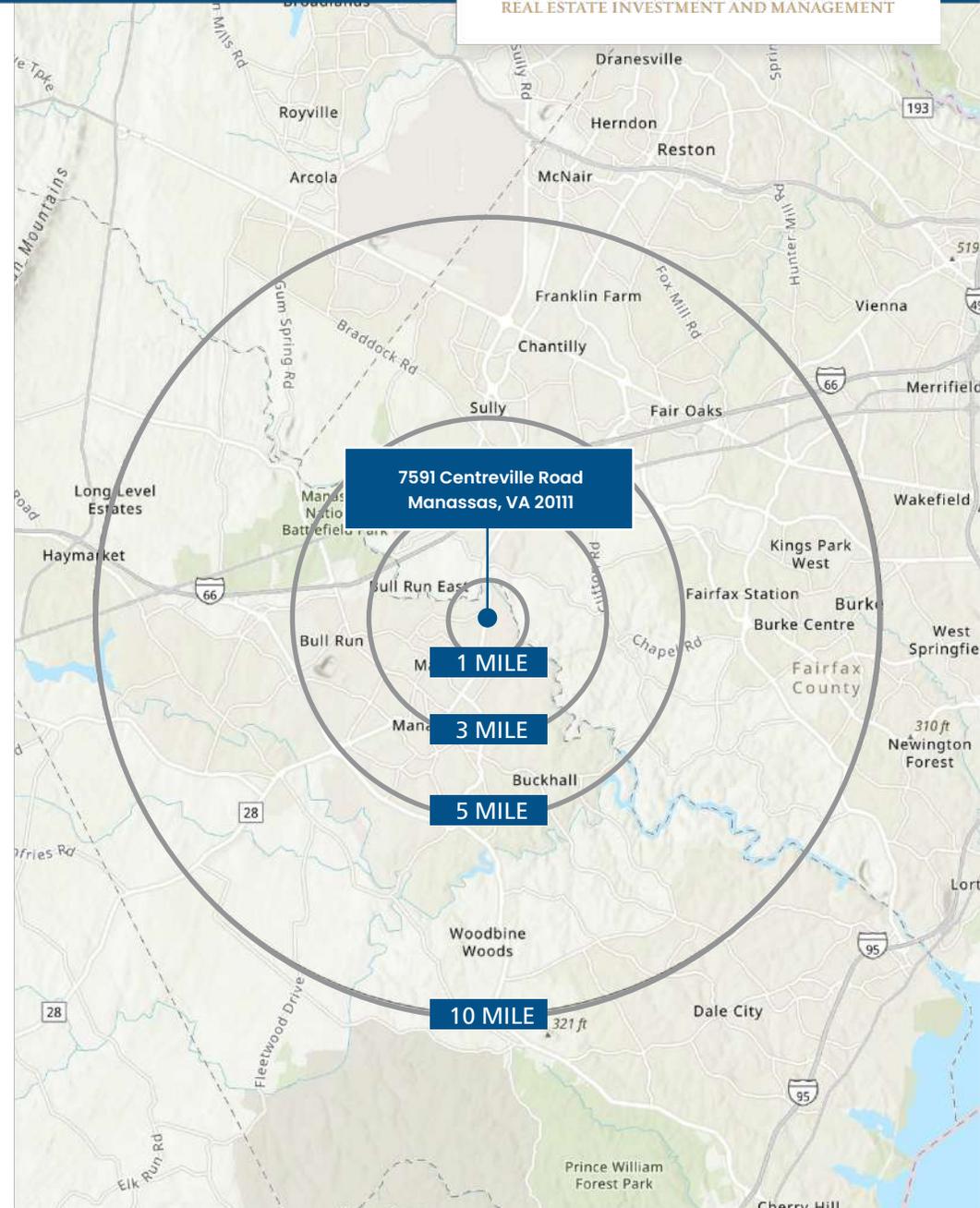
Mt Jackson		Washington
<b>2024 POPULATION</b>		
1 Mile		10,663
3 Miles		95,994
5 Miles		216,254
10 Miles		634,371
<b>2024 AVERAGE HOUSEHOLD INCOME</b>		
1 Mile		\$126,299
3 Miles		\$174,772
5 Miles		\$182,986
10 Miles		\$192,295
<b>2024 TOTAL EMPLOYEES</b>		
1 Mile		2,269
3 Miles		24,262
5 Miles		64,037
10 Miles		258,111

# DEMOGRAPHICS



REAL ESTATE INVESTMENT AND MANAGEMENT

2024 SUMMARY	1 Miles	3 Miles	5 Miles	10 Miles
Population	10,663	95,994	216,254	634,371
Households	3,073	30,131	70,323	208,314
Families	2,375	22,380	51,278	157,502
Average Household Size	3.47	3.18	3.06	3.00
Owner Occupied Housing Units	1,894	20,759	47,568	156,701
Renter Occupied Housing Units	1,179	9,372	22,755	51,613
Median Age	33.3	35.9	36.0	37.9
Median HH Income	\$86,689	\$111,891	\$116,821	\$149,818
Average HH Income	\$111,479	\$155,156	\$163,348	\$196,295



**\$72,366**

PER CAPITA  
INCOME



**\$163,223**

MEDIAN  
HH INCOME



**\$727,245**

MEDIAN NET  
WORTH

# MARKETED BY BOOSALIS PROPERTIES



REAL ESTATE INVESTMENT AND MANAGEMENT



## **GEORGE BOOSALIS**

Principal Broker 13562 Richmond Hwy.  
#100 Woodbridge, VA 22191 **Office:**  
+1(703) 494-7691 **email:**  
George@BoosalisProperties.com  
www.boosalisproperties.com Licensed  
in VA, MD & DC VA Broker #0225205187



## **MELANIE M. NOBRIGA**

Commercial Sales & Leasing Agent  
13562 Richmond Hwy. #100  
Woodbridge, VA 22191  
**Office:** +1(703) 494-7691 **email:**  
Melanie@BoosalisProperties.com  
www.boosalisproperties.com



## **THOMAS VELTSISTAS**

Commercial Sales & Leasing Agent  
13562 Richmond Hwy. #100  
Woodbridge, VA 22191  
**Office:** +1(703) 494-7691 **email:**  
Thomas@BoosalisProperties.com  
www.boosalisproperties.com

MD Broker #677226



# AUTO TRADEMARK

7591 Centreville Road  
Manassas, VA 20111



**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT