

SUBLEASE FLEX SPACE WITH OUTDOOR STORAGE AREA

9121 Euclid Ave, Manassas, VA 20110



INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

11,000 SF Available Immediately
Flex Space with huge Industrial Outdoor Storage

- Term Through March 2029
- Located in Historic District
- Direct Access to Route 28
- Surrounded by an Abundance of Food and Retail Options.

Perfect Location

Ample Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	11,000 SF
Lot Size:	82,877 SF
Building Size:	11,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	1,249	4,709
Total Population	799	3,449	12,205
Average HH Income	\$97,508	\$101,010	\$122,715

Cihan Baysal, CCIM

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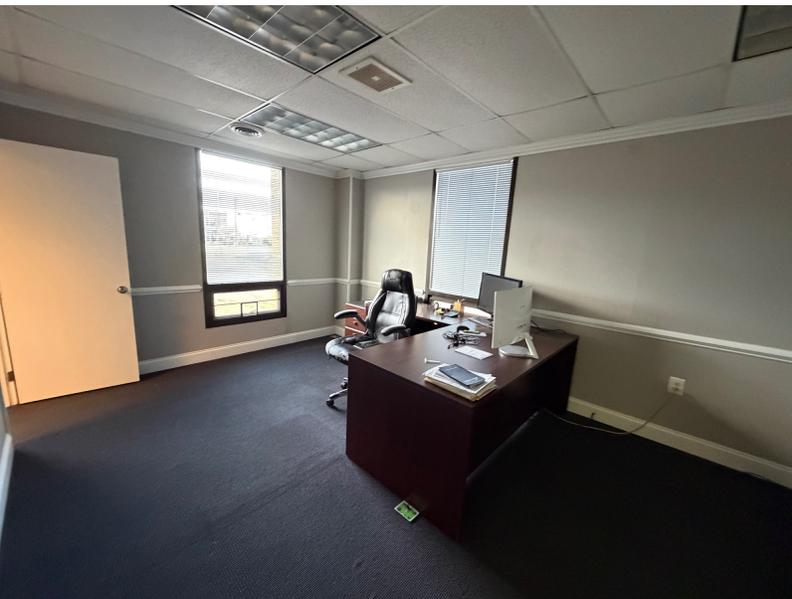
LONG & FOSTER
REAL ESTATE

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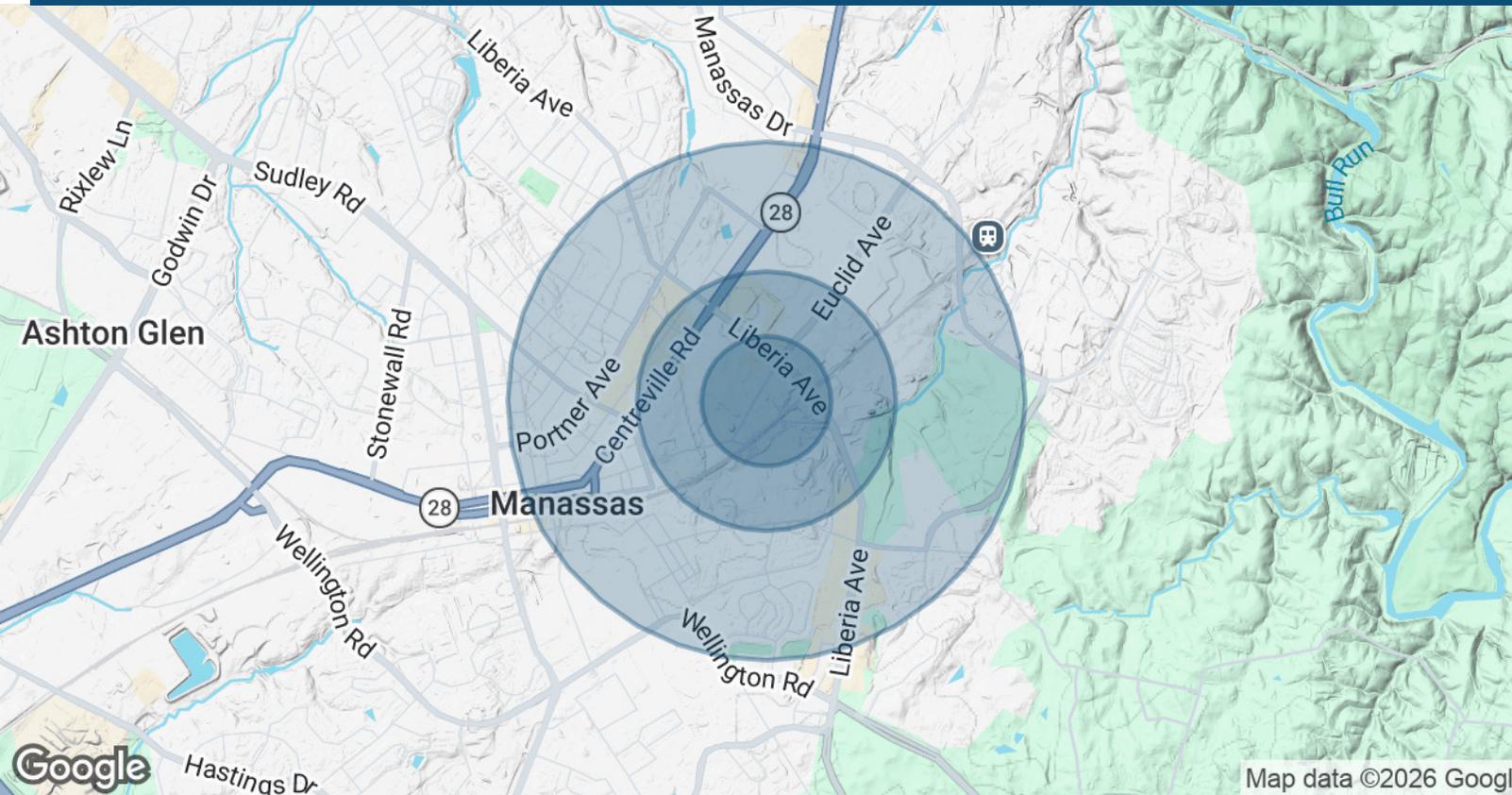
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	799	3,449	12,205
Average Age	27.0	29.1	35.7
Average Age (Male)	25.1	27.3	34.6
Average Age (Female)	29.4	31.4	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	1,249	4,709
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$97,508	\$101,010	\$122,715
Average House Value	\$204,431	\$262,215	\$423,325

2023 American Community Survey (ACS)

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