

FOR LEASE

MESSENGER PLACE RETAIL UNITS

9009 CHURCH ST. MANASSAS, VA 20110



LEASE RATE **\$35.00 SF/YR**

OFFERING SUMMARY

Lease Type: NNN
Available SF: 823 - 900 SF
Building Size: 95,183 SF
Zoning: B-3.5
Market: Washington DC
Submarket: Manassas
Parcel ID: 101-01-00-42

PROPERTY OVERVIEW

Retail units available for lease on the ground floor of the new Messenger Place apartment building. Ideal for apartment compatible uses such as coffee/smoothie shop, dry cleaners, etc.

LOCATION OVERVIEW

Prime location in the heart of Old Town Manassas. Situated below 94 brand new fully leased apartments. Highly visible location on Rt. 28/Church St. in Old Town Manassas with 11,000 VPD (21,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 2 blocks from Amtrak/VRE station.

PRESENTED BY:

BRIAN SNOOK
COMMERCIAL AGENT
703.330.1224
brian@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

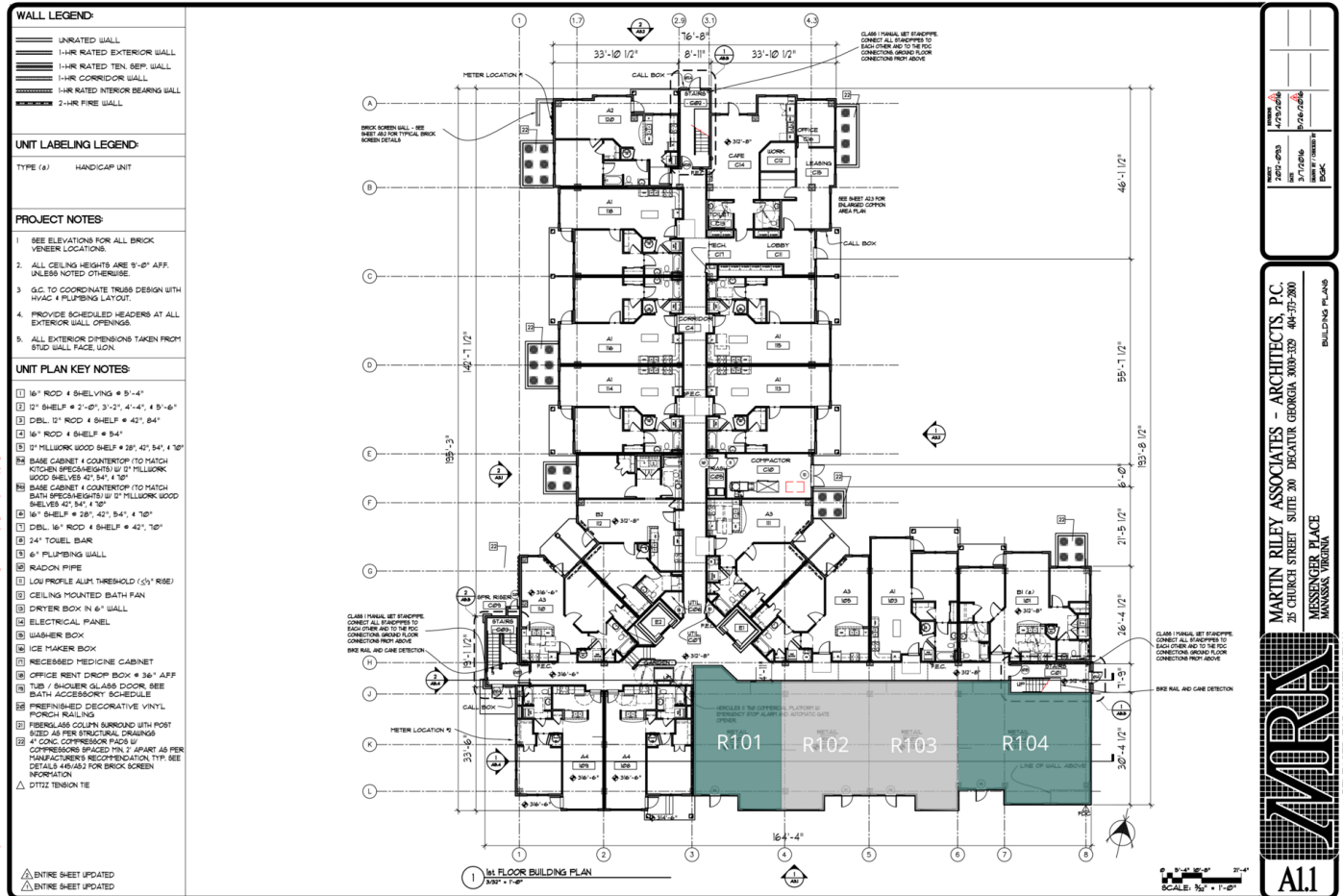
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AVAILABLE SPACES



DATE	DESCRIPTION
11/11/2010	ISSUED FOR PERMIT
11/11/2010	ISSUED FOR CONSTRUCTION
11/11/2010	ISSUED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 205 CHURCH STREET, SUITE 200 DECATUR, GEORGIA 30030 404-375-2800
 MANASSAS, VIRGINIA

MRA
 RELEASED FOR CONSTRUCTION
A11

UNAVAILABLE

AVAILABLE

SUITE	SIZE	TYPE	RATE
R101	823 SF	NNN	\$35.00 SF/yr
R104	900 SF	NNN	\$35.00 SF/yr

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WR **WEBER RECTOR**
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RETAILER MAP



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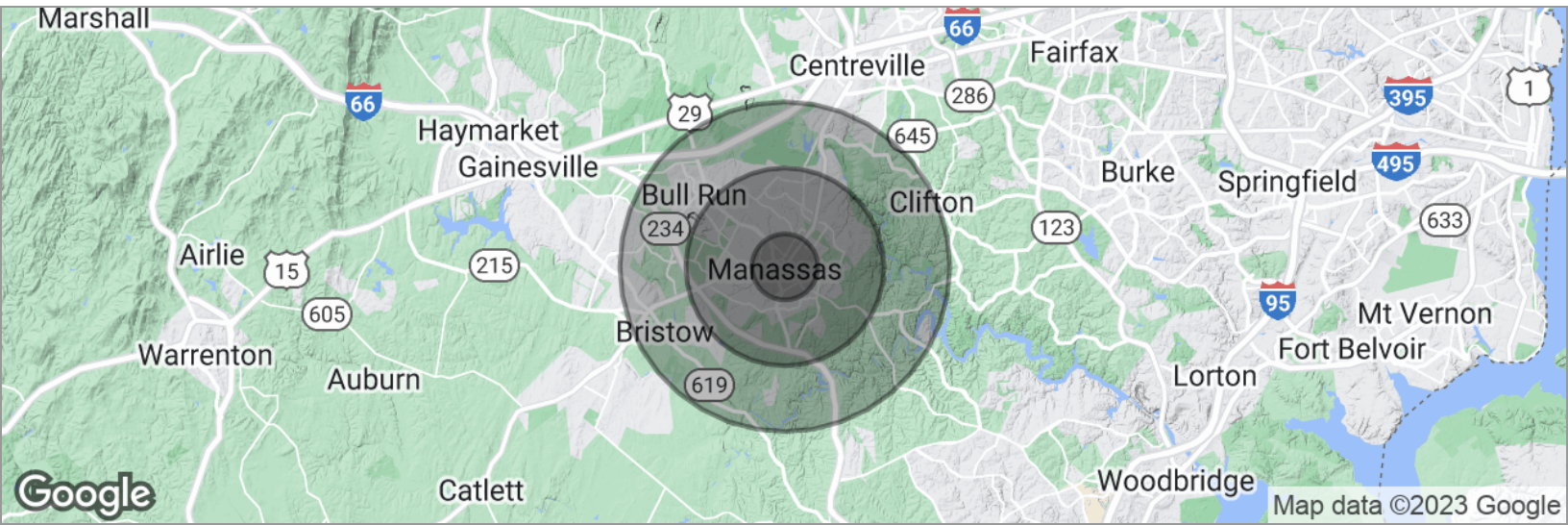
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,741	96,619	158,524
Median age	33.9	35.2	35.4
Median age (male)	32.4	34.3	34.9
Median age (Female)	35.1	35.6	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,258	29,862	50,483
# of persons per HH	2.7	3.2	3.1
Average HH income	\$83,515	\$101,883	\$111,727
Average house value	\$324,293	\$329,221	\$354,244

* Demographic data derived from 2010 US Census & 2019 Costar Estimates

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ZONING INFORMATION

City of Manassas By Right Uses: B-3.5	
Age-Restricted Housing	Duplex
Dwelling, Multifamily	Dwelling, Single Family Detached
Group Home	Private Community Recreational Use
Place of Assembly (less than 50 persons)	Broadcasting or Telecom Tower, Collocation
Business or Trade School (less than 50 persons)	Cultural Facility
Public Facility	Public Utility
Antique Shop	Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
Business Support Service	Catering Facility
Craft Shop	Financial Institution
Hotel	Office, General
Office , Medical	Parking Structure, Multi-level
Personal Improvement Service	Professional Personal Service
Restaurant	Retail Sales
Specialty Food Shop	Veterinary Hospital

[Click Here for the Full City of Manassas Zoning Ordinance](#)

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