



8780 CENTREVILLE ROAD

MANASSAS, VA 20110

OFFERED AT \$3,950,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Opportunity to acquire a 9880 SF retail/office building with 46-space parking lot and drive-thru on Rt 28 / Centreville Road in the City of Manassas, VA.

PROPERTY HIGHLIGHTS

- 9,880 SF Office Building
- Highly-Visible Property on Centreville Rd (Rt 28)
- Excellent On-Site Parking (46 Surface Spaces)
- Drive-Thru

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	0.953 Acres
Building Size:	9,880 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,087	32,246	55,361
Total Population	18,614	104,357	174,199
Average HH Income	\$133,524	\$141,644	\$152,564

BILL CHIPMAN **CHRIS BERNARD**
 President/Owner Senior Associate
 540.347.2610 540.347.2610
 bill@cresinc.us chris@cresinc.us





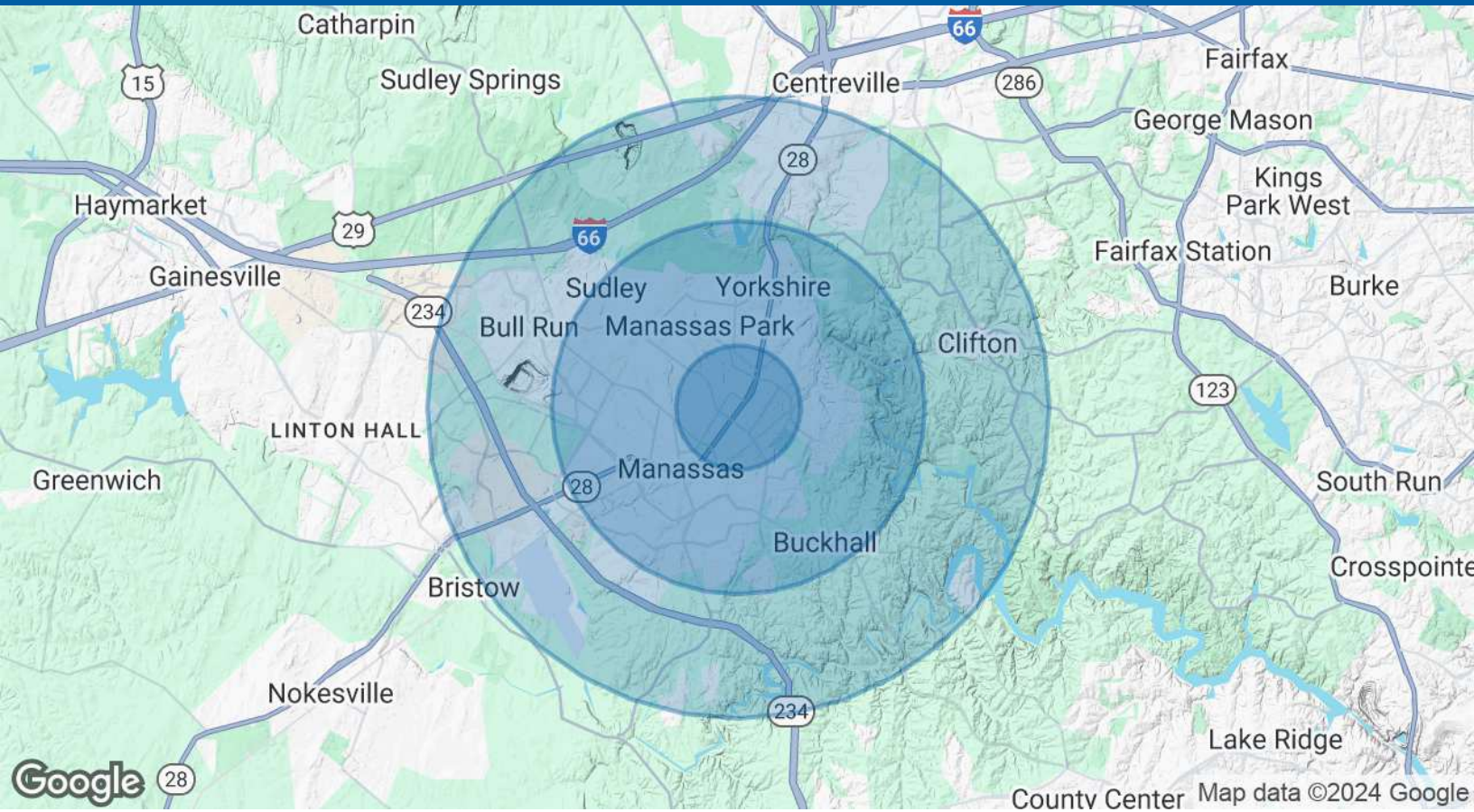
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,614	104,357	174,199
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,087	32,246	55,361
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$133,524	\$141,644	\$152,564
Average House Value	\$462,445	\$502,959	\$536,327

Demographics data derived from AlphaMap

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