

TED YIANNARAKIS
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MIXED-USE SPACE FOR LEASE

7230 Centreville Rd., Manassas, VA 20111



3,000 SF

available

0.5 - 2

acres available

Excellent leasing opportunity for a versatile property on Route 28 in Manassas, VA. Features include great location with high traffic count of 65k daily, good visibility, upper-level office space, lower-level secure garage with dual entry access on both building levels, ample parking. Unique B-1 and M-1 zoning combinations allow many uses.



SPACE HIGHLIGHTS

- » 0.5 acre B-1 zoned front parcel with great visibility
- » Two-story building with 3,000 sf of space
- » Four office spaces with two bathrooms, kitchen and reception area upstairs and garage/warehouse space on ground level
- » Front and rear garage doors
- » 25 paved parking spaces
- » 1.5 acre industrial M-1 zoned rear parcel
- » Unique zoning combination allows for many uses
- » Only 2.5 miles to I-66, great location near border of Centreville and Manassas

3 MILE KEY FACTS



96,392
population



\$113,592
median household income



2.5 miles
I-66

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