

**FOR LEASE**

# RETAIL STRIP CENTER SPACE

10450 DUMFRIES RD. MANASSAS, VA 20110



## LEASE RATE

**\$3,350.00 PER MONTH**

## OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$8.07/SF
Available SF:	3,200 SF
Building Size:	20,160 SF
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	090-01-00-45B4

## PROPERTY OVERVIEW

Retail strip center space available for lease. Abundant parking available. Zoned B-4.

Unit 10450 is approximately 3,200 SF inline space consisting of large open showroom area with 15' ceilings, secure cashier space, private office, one restroom and a 30' x 40' storeroom space with 11' x 10' overhead door and 19' ceilings.

## LOCATION OVERVIEW

Great retail location with signalized access and 9,700 VPD on Dumfries Rd. Surrounded by residential subdivisions including Van Metre Barrington Park Apartments & new Stanley Martin Bradley Square development. Easy access to Rt. 234 Bypass/Prince William Pkwy (approx. 1 mile). Just 1.5 miles from Old Town Manassas.

## PRESENTED BY:

<b>GEORGE CHARLTON</b> ASSOCIATE BROKER 703.330.1224 george@weber-rector.com	<b>BRIAN SNOOK</b> COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

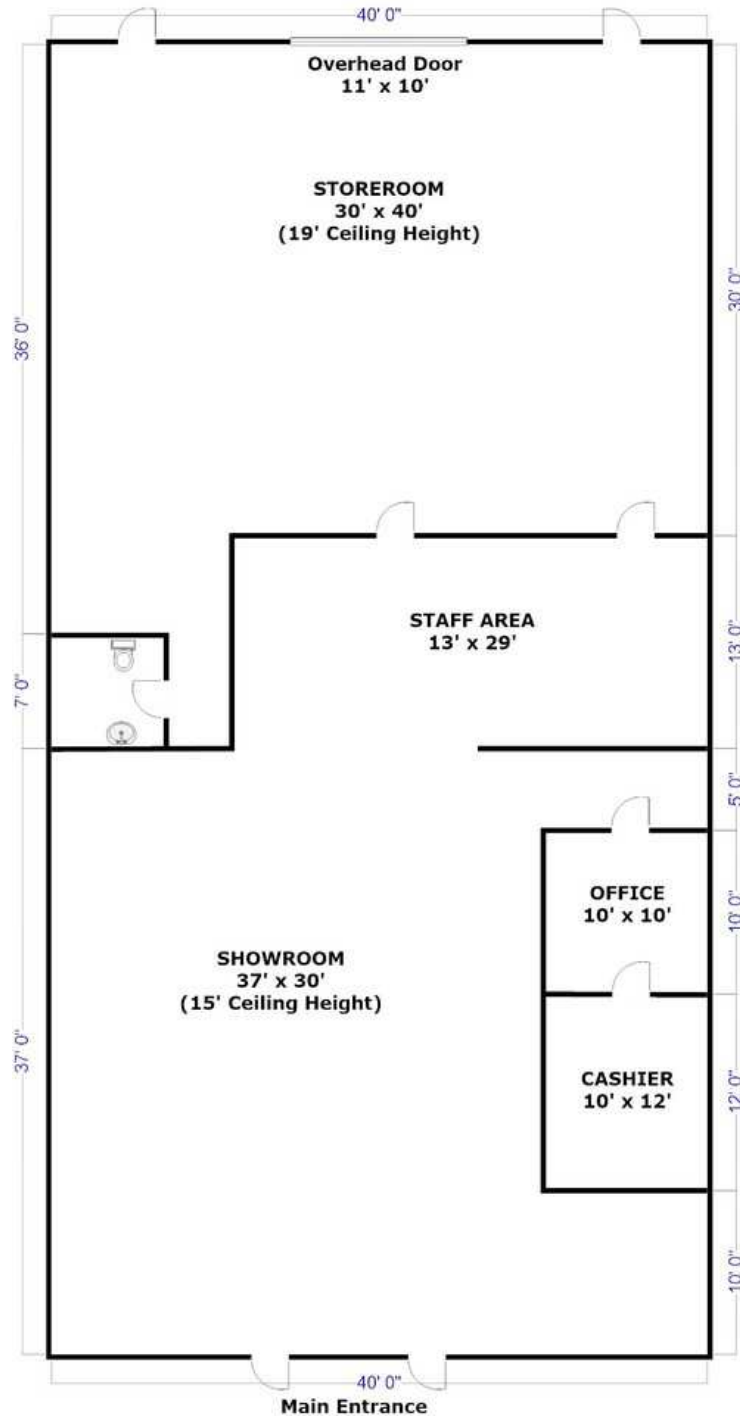
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## FLOOR PLAN - UNIT 10450



\*DRAWING NOT TO SCALE. MEASUREMENTS APPROX.

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ADDITIONAL PHOTOS - UNIT 10450



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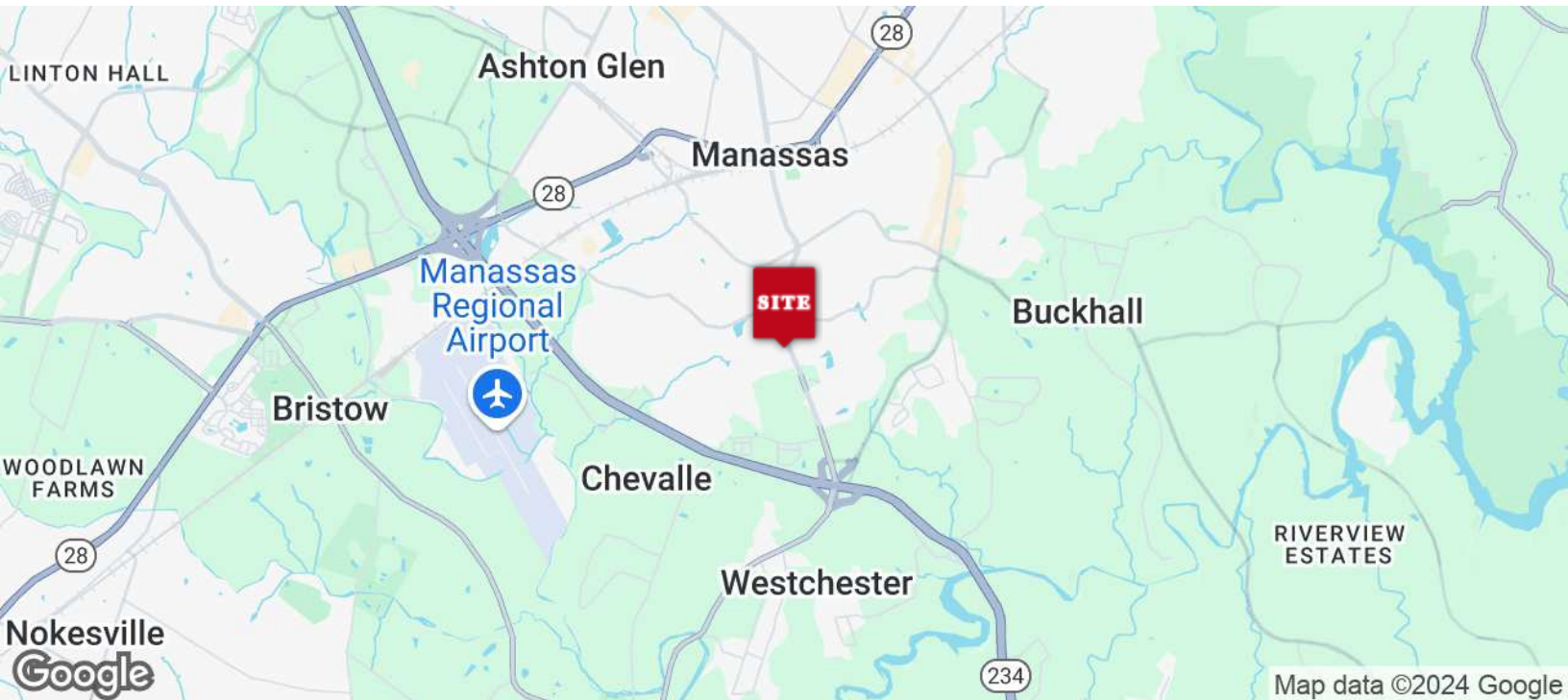


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## LOCATION MAPS



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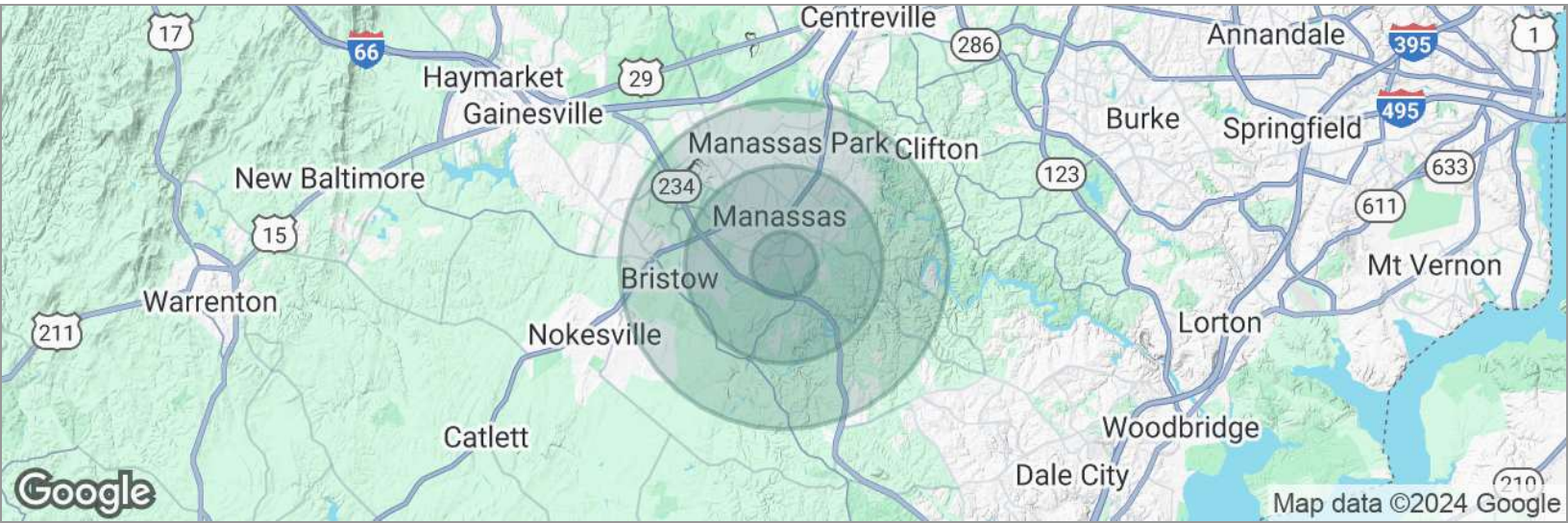


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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,520	61,364	152,872
Median age	35	36.4	35.5
Median age (male)	34.7	35.7	35
Median age (Female)	35.5	37.1	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,137	19,869	50,319
# of persons per HH	3.1	3.0	3.1
Average HH income	\$128,440	\$121,860	\$121,378
Average house value	\$380,460	\$381,079	\$371,864

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	27.2%	29.0%	32.7%

### RACE (%)

White	68.2%	72.2%	71.7%
Black	18.0%	15.0%	14.4%
Asian	8.5%	7.7%	8.3%
Hawaiian	0.2%	0.2%	0.3%
American Indian	1.3%	1.2%	1.3%
Other	3.9%	3.6%	4.0%

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

City of Manassas B-4 By-Right Uses	
Assembly, Place of (less than 50 persons)	Broadcasting or Telecommunications Tower, Collocation
Business or Trade School (less than 50 persons)	Business or Trade School (50 or more persons)
Child Care Center	Cultural Facility
Day Care Center, Adult	Public Facility
Public Utility	Antique Shop
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business Support Service	Car Wash
Catering Facility	Construction Material Sales
Consumer Repair or Contractor/Tradesperson Services	Craft Shop
Financial Institution	Garden Center
Hotel	Liquor Store
Mini-Warehouse or Self-Storage	Motor Vehicle Parts/Supply Establishment
Office, General	Office, Medical
Parking Structure, Multi-level	Personal Improvement Service
Professional Personal Service	Restaurant
Retail Sales	Short-Term Loan Establishment
Specialty Food Shop	Tattoo Parlor and/or Body Piercing Salon
Veterinary Hospital	Accessory Uses
Caretaker Quarters	Temporary Use (Outdoor Events)
Temporary Use (Outdoor Sales)	

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

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