



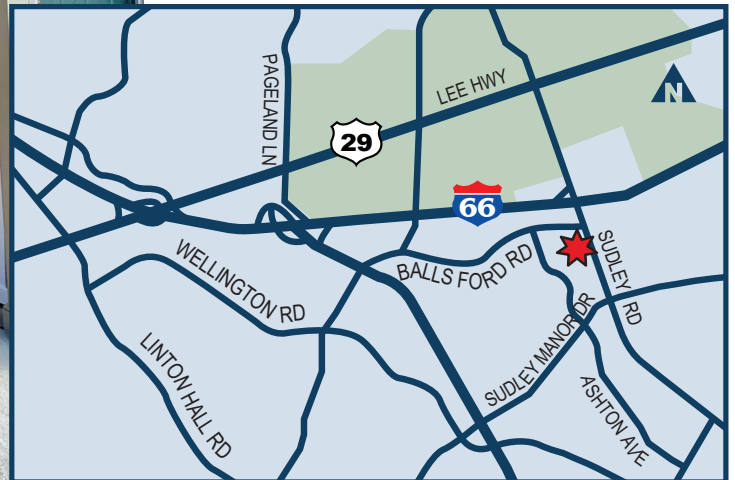
REAL ESTATE INVESTMENT AND MANAGEMENT

7512 DIPLOMAT DR. SUITE 201 MANASSAS, VA 20109



PROPERTY & AREA HIGHLIGHTS

- 937 sq. ft.
- \$1,500 per month + electric
- 2nd floor suite with private bathroom
- Natural light throughout
- Vaulted ceilings
- New HVAC and updated lighting
- Ample parking
- Signage available on building
- Located within Ambassador Square
- Quick and easy access to Sudley Rd. (234-Business) and I-66



FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office

MELANIE NOBRIGA
melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell

BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



REAL ESTATE INVESTMENT AND MANAGEMENT

7512 DIPLOMAT DR. SUITE 201 MANASSAS, VA 20109



FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office

MELANIE NOBRIGA
melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell

BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

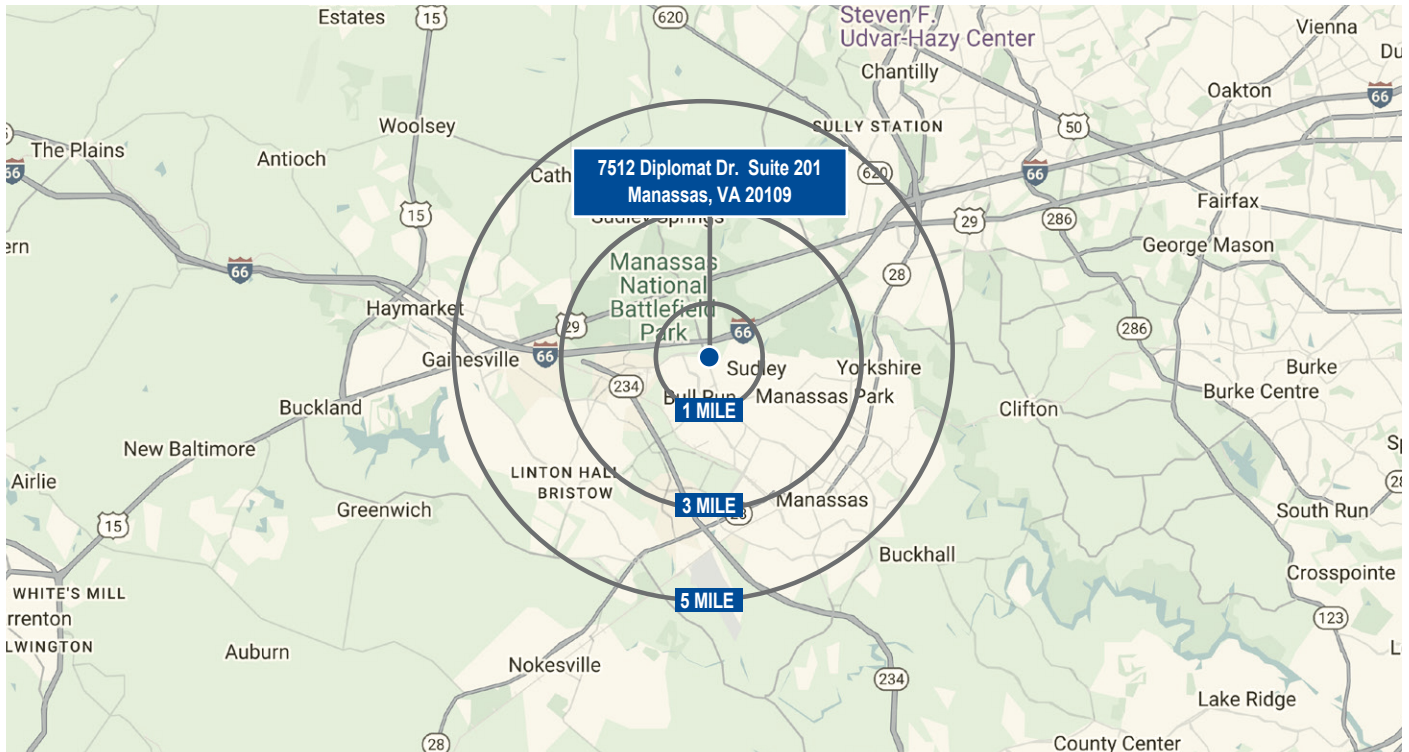
This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



REAL ESTATE INVESTMENT AND MANAGEMENT

7512 DIPLOMAT DR. SUITE 201 MANASSAS, VA 20109

DEMOGRAPHICS



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,595	64,826	185,139
Households	6,558	20,545	59,519
Average HH Income	\$92,930	\$112,758	\$132,339
Median HH Income	\$74,668	\$90,237	\$108,956
Employees	10,717	27,389	60,216
Businesses	1,195	3,197	7,228

FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office

MELANIE NOBRIGA
melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell

BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.