

FOR SALE

COMMERCIAL LAND

9023 CENTREVILLE RD MANASSAS, VA 20110



SALE PRICE **\$600,000**

OFFERING SUMMARY

Lot Size: 0.39 Acres
Zoning: B-4
Market: Washington DC
Submarket: Manassas
Parcel ID: 100-01-00-132

PROPERTY OVERVIEW

Approximately 0.39 acres available for sale. The property is zoned B-4 allowing many uses by-right including retail, restaurant, office, day care/child care center, and church/assembly (SUP required for 50+ persons).

LOCATION OVERVIEW

Well located property on the "going-to-work" side of Rt. 28/Centreville Rd. with 60' of frontage and 29,000 VPD. Just outside Old Town Manassas with easy access to Rt. 234/Sudley Rd. Just 6 miles from Rt. 29 & I-66.

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

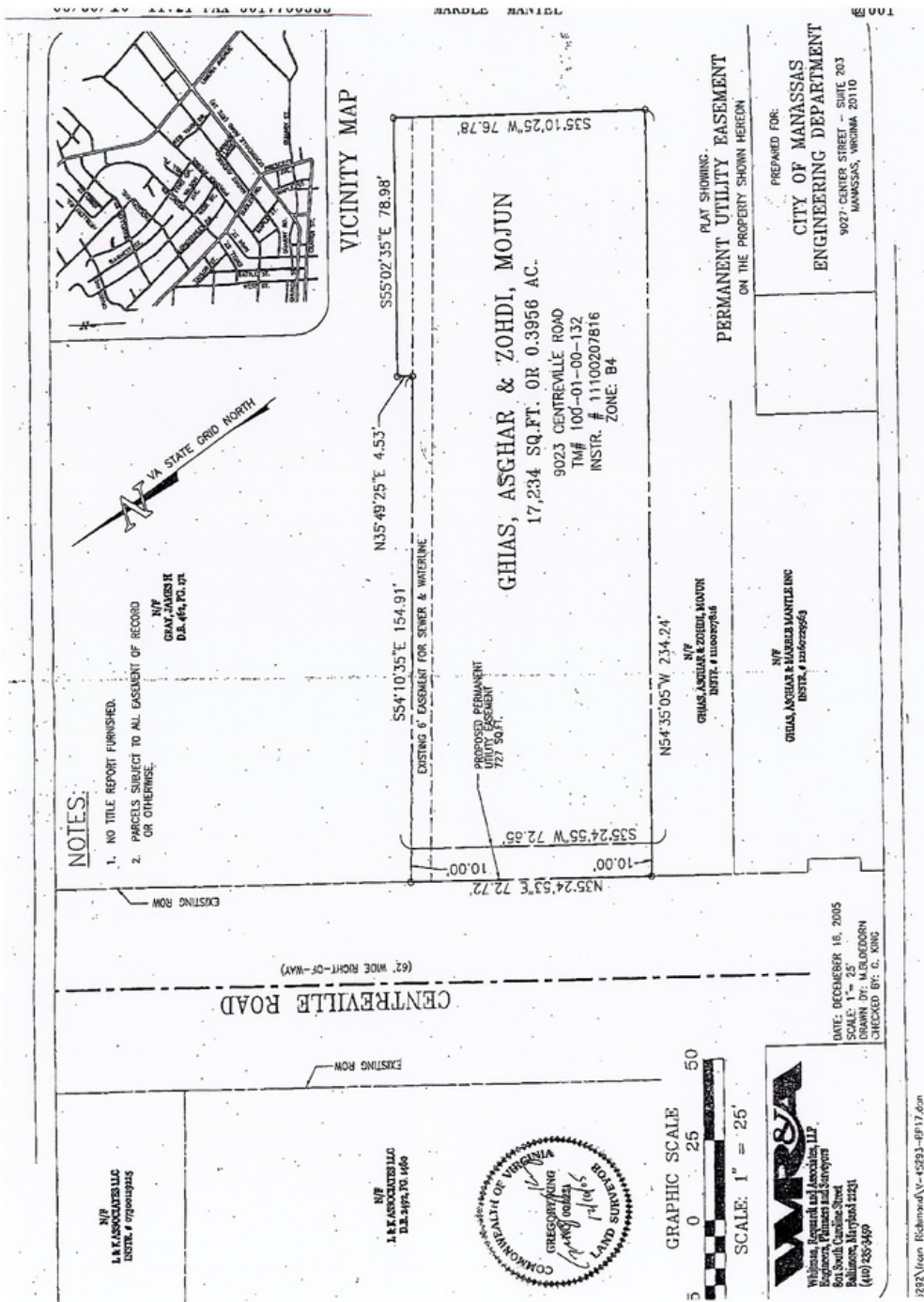
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PLAT



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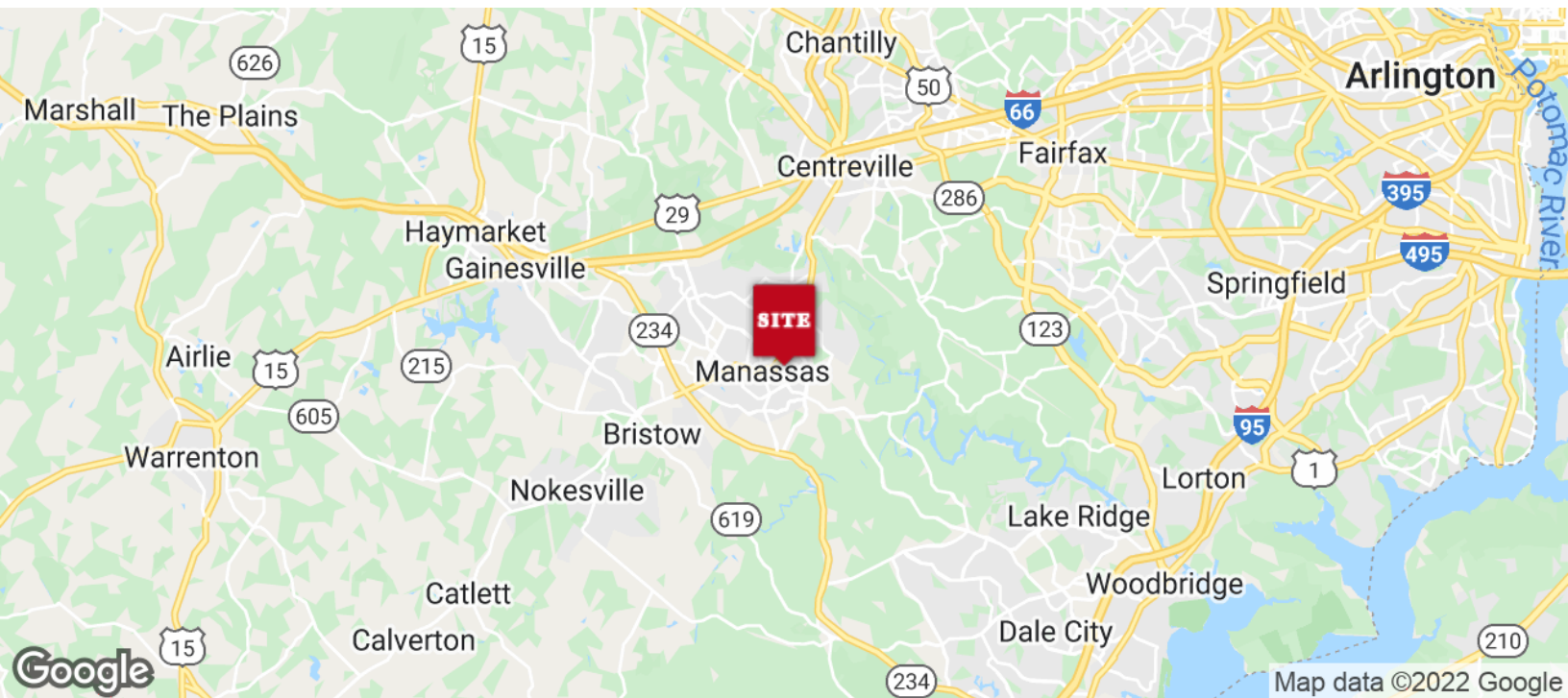
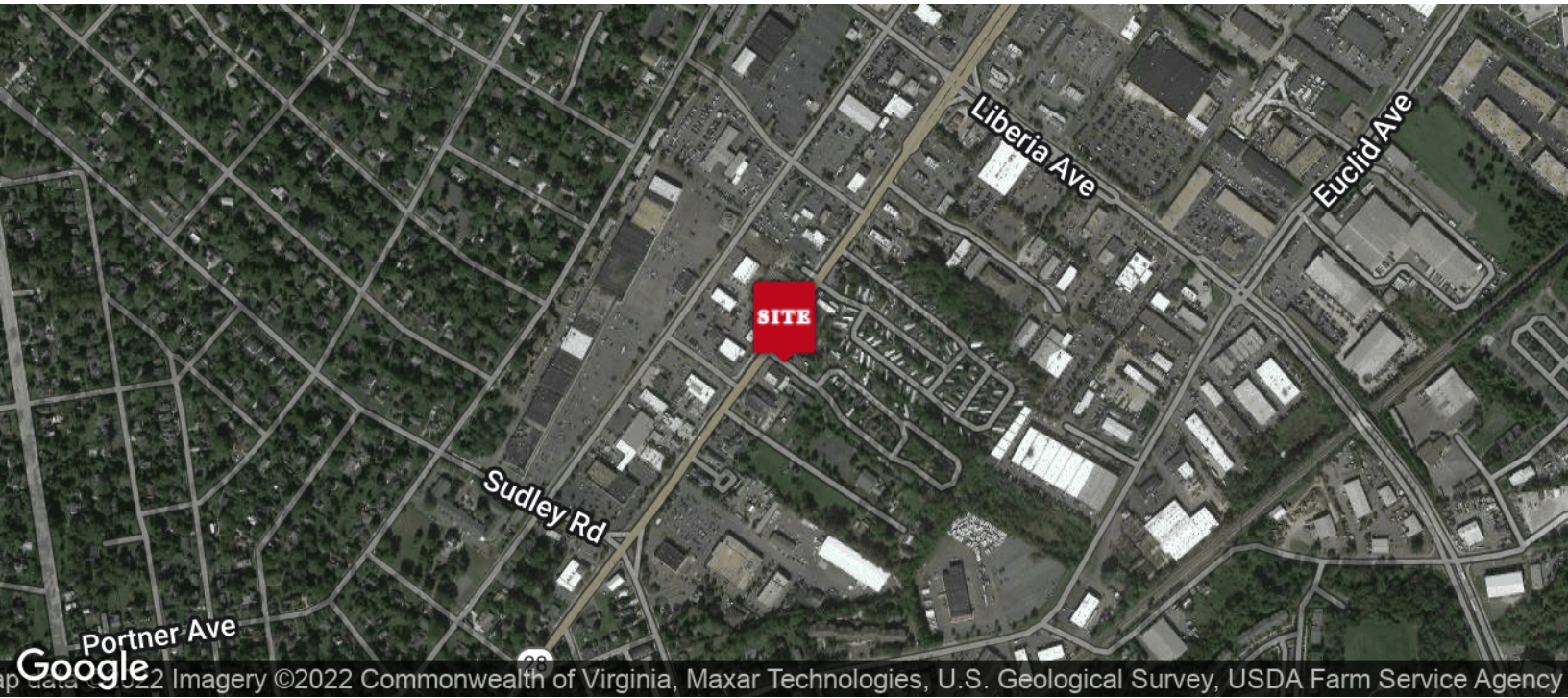
**WR WEBER
RECTOR**
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LOCATION MAP



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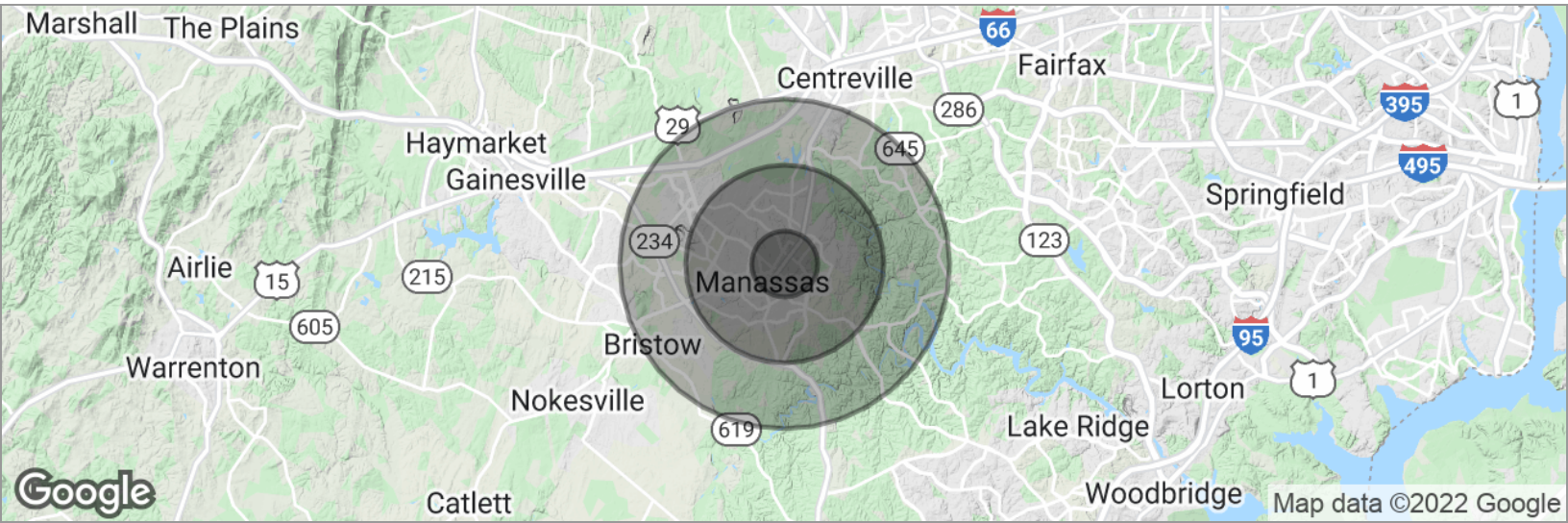
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,439	102,820	164,739
Median age	36.8	35.6	35.4
Median age (male)	35.8	35	34.9
Median age (Female)	37.7	36.2	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,729	32,250	53,021
# of persons per HH	2.8	3.1	3.0
Average HH income	\$97,069	\$108,634	\$120,620
Average house value	\$343,959	\$347,756	\$370,997

* Demographic data derived from 2010 US Census & 2021 CoStar estimates.

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ZONING INFORMATION

By Right Uses: B-4 City of Manassas		Special Uses: B-4 City of Manassas
Assembly, Place of (less than 50 persons)	Broadcasting or Telecommunications Tower, Collocation	Assembly, Place of (more than 50 persons)
Business or Trade School (less than 50 persons)	Business or Trade School (50 or more persons)	Broadcasting or Telecommunication Tower
Child Care Center	Cultural Facility	Cemetery
Day Care Center, Adult	Public Facility	Educational Facility, University or College
Public Utility	Antique Shop	Educational Facility, Primary or Secondary
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)	Hospital
Business Support Service	Car Wash	Medical Care Facility
Catering Facility	Construction Material Sales	Public Dancehall
Consumer Repair or Contractor/Tradesperson Services	Craft Shop	Shelter, Residential
Financial Institution	Garden Center	Crematory
Hotel	Liquor Store	Gasoline Station
Mini-Warehouse or Self-Storage	Motor Vehicle Parts/Supply Establishment	Heliport
Office, General	Office, Medical	Kennel
Parking Structure, Multi-level	Personal Improvement Service	Motor Vehicle Repair, Minor
Professional Personal Service	Restaurant	Motor Vehicle Sales & Rental
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)		

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