

FOR LEASE

AUTO REPAIR/RETAIL SPACE

9111 MATHIS AVE MANASSAS, VA 20110



*RENDERING

LEASE RATE **\$9,500.00 PER MONTH**

OFFERING SUMMARY

Lease Type:	NNN
Available SF:	5,100 SF
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	100-04-1-15

PROPERTY OVERVIEW

This 5,100 SF retail space is approved for automotive repair use under grandfathered B-4 zoning - an increasingly rare find in the area. The property will be delivered with a modern exterior and multiple service bays with roll-up doors. Ideal for an auto repair shop, tire center, or parts retailer. Interior delivery conditions are flexible and can be tailored to tenant needs.

LOCATION OVERVIEW

Great location just outside Old Town Manassas. Surrounded by other retail uses. Approximately 9,700 VPD on Mathis Ave. Just 1/4 mile off Rt. 28 with an additional 27,000 VPD. Easy access to Rt. 234/Sudley Rd.

PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@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

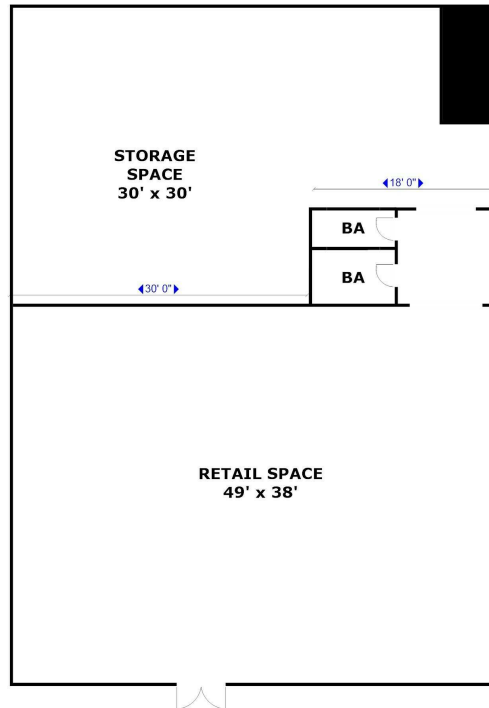
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CURRENT LAYOUT



*Measurements approx. Drawing not to scale.



Current Building Photo

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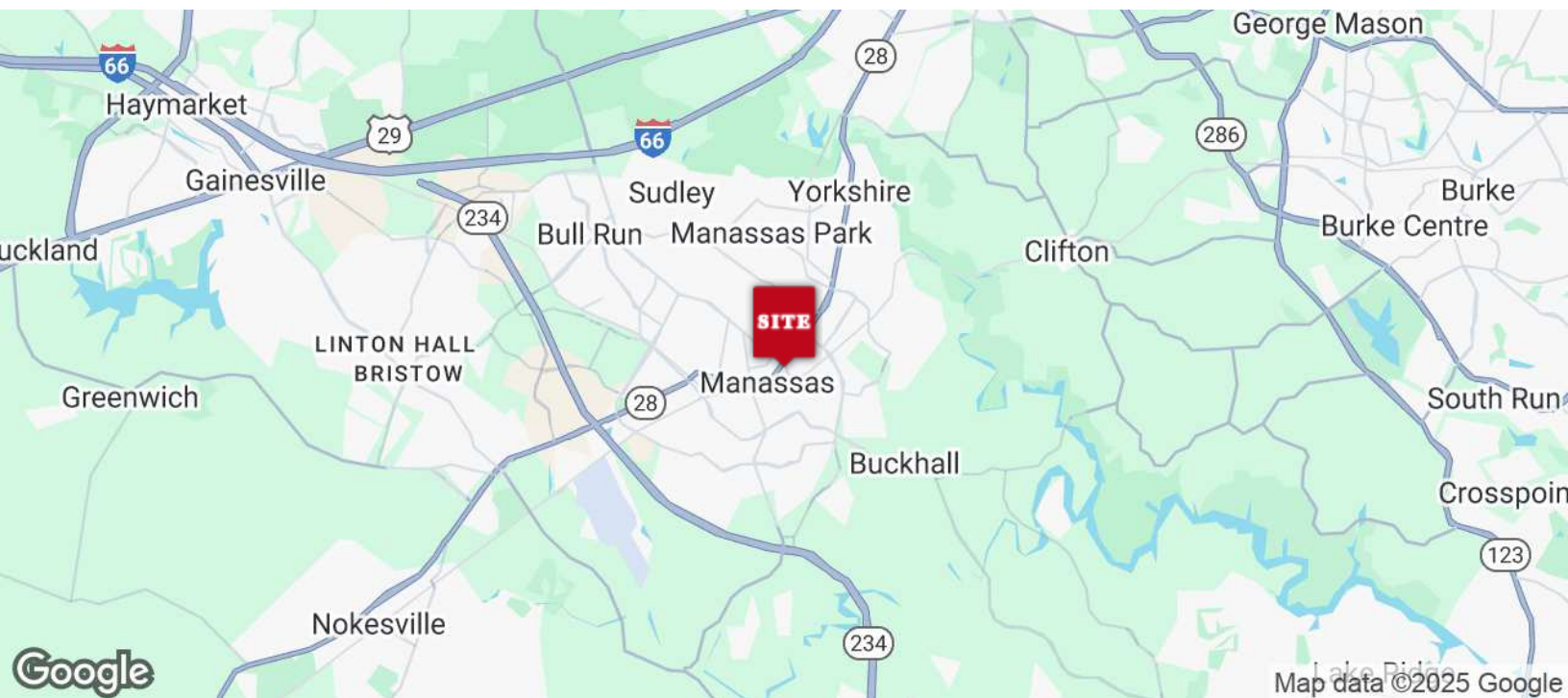
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LOCATION MAP



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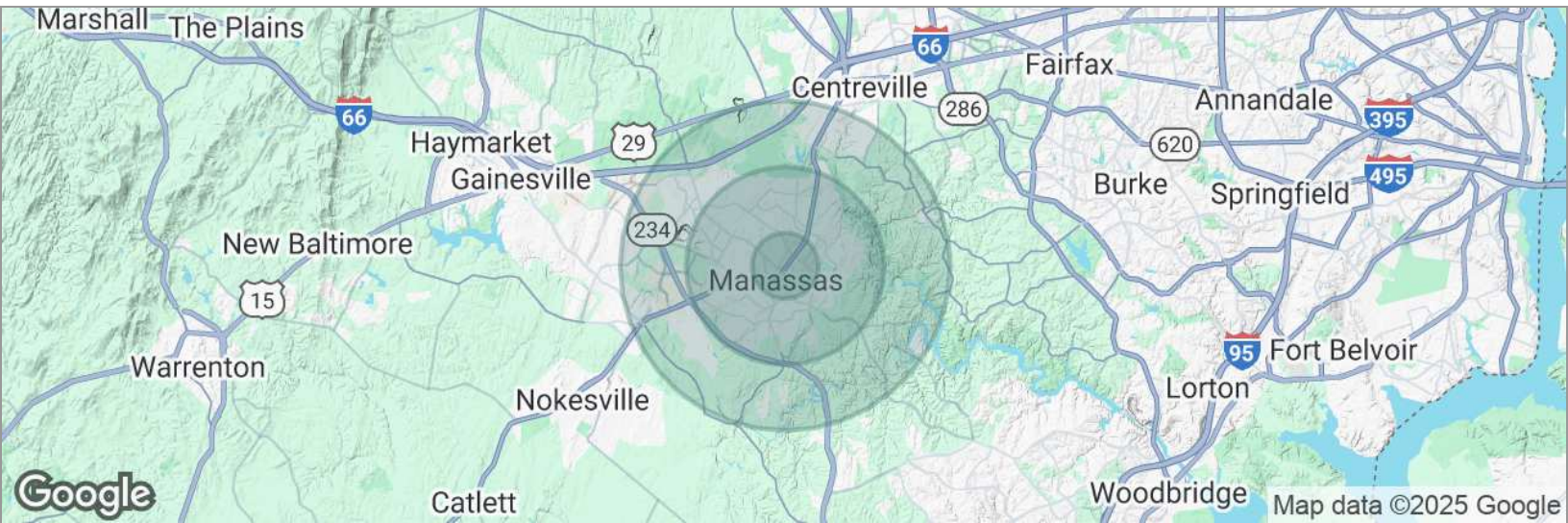
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,807	106,870	171,697
Median age	38	36	37
Median age (male)	37	36	36
Median age (Female)	39	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,092	32,982	54,243
# of persons per HH	2.9	3.2	3.2
Average HH income	\$142,512	\$143,345	\$152,434
Average house value	\$481,446	\$502,292	\$537,156

** Demographic data derived from 2020 ACS - US Census*

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ZONING INFORMATION

By Right Uses: B-4 City of Manassas

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)	

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