



SPRING HILL
REAL ESTATE



7911 Centreville Road,
Manassas, VA 20111



The information contained here-within this document is believed to be reliable, although Spring Hill Real Estate makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

PROPERTY HIGHLIGHT

- ◆ Great Location & Visibility
- ◆ 6,300sf Restaurant
- ◆ Walk in Refrigerator
- ◆ Walk in Freezer
- ◆ Grill & Fryer
- ◆ Full Bar
- ◆ DJ Equipment



PROPERTY SUMMARY

Spring Hill Real Estate is pleased to present an opportunity to purchase the El Estable Bar & Grill. The El Estable Bar & Grill is located at 7911 Centreville Road, Manassas, Virginia. The property consists of a 7,300 square foot building situated on a 35,602 square foot lot.

The restaurant comes fully equipped with turnkey operation. The kitchen consist of with walk in refrigerator, walk in freezer, full hooded grill, fryer, and sinks. Must see to appreciate.

PROPERTY DESCRIPTION

The El Establo Bar & Grill is located at 7911 Centreville Road, Manassas, Virginia. The property consists of a 7,300 square foot building situated on a 35,602 square foot

LOCATION INFORMATION

- ◆ \$100,000 in capital investments done to the building by tenant in 2021.
- ◆ 205,296 people living in five mile radius
- ◆ Prince William County's population grew by 43% from 2000-2010
- ◆ Prince William County has the second highest population in the state of Virginia.

SALE PRICE	\$2,000,000
LOT SIZE	0.82 Acres
YEAR BUILT	1999
LEASE TYPE	NN
NOI	\$138,000
CAP RATE	6.90%
ZONING	B1



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PROPERTY IMAGES





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DEMOGRAPHICS

Demographics	1 mile	3 miles	5 miles
Total population	10,962	82,088	192,327
Median age	32.7	32.9	33.1
Median age (male)	32.9	32.2	32.6
Median age (female)	32.6	33.6	33.7
Total households	3,463	26,356	64,039
Average HH income	\$82,125	\$98,004	\$103,114
Average house value	\$371,329	\$460,658	\$431,970



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**7911 Centreville Road,
Manassas, VA 20111**

**Emmanuel Christian
School**

**Public
Storage**



7911 Centreville Road



**Emmanuel
Baptist Church**



C & S Barber Shop

TAIWAN CAFE



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