

COMING SOON FOR LEASE

RETAIL | 10830 BALLS FORD RD, MANASSAS, VA



BANK, OFFICE OR RETAIL LEASE **\$18,000 NNN**

Unique opportunity to continue drive through banking with a 3 lane drive through or full service banking. Located within close proximity to multiple amenities with convenient access to major roadways such as Rte. 234 (Sudley Rd) and I-66. Zoned B-1 commercial. This site offers a vast opportunity to major tenants!! Don't delay, call today!!

HIGHLIGHTS:

- Convenient access with retail amenities across from the Promenade at Manassas.
- Located at signalized intersection with high visibility.
- Full building available providing flexible space for tenants.
- Lease all 7,409 SF, or lease 3 drive throughs with walk up totaling 1,200 SF.
- Free-standing tenant sign at intersection of Balls Ford Road and New Market Court.
- One story, brick veneer structure.
- 48 parking spaces and two entrances from New Market Court.
- Zoned B-1 on 1.39 acres



Terry L. Caniford

Mobile: 703.609.1836 | Office: 703.530.1830

Email: terry@thecanifordgroup.com



Crossroads Realtors | 9208 Lee Avenue | Manassas, VA

COMING SOON FOR LEASE

RETAIL | 10830 BALLS FORD RD, MANASSAS, VA



Terry L. Caniford

Mobile: 703.609.1836 | Office: 703.530.1830

Email: terry@thecanifordgroup.com



Crossroads Realtors | 9208 Lee Avenue | Manassas, VA

COMING SOON FOR LEASE

RETAIL | 10830 BALLS FORD RD, MANASSAS, VA



Convenient Access with Retail Amenities

- Best Buy
- Chick-Fil-A
- Chili's Grill & Bar
- Costco
- Dick's Sporting Goods
- Dollar Tree
- FedEx
- Giant Food
- KFC
- Logan's Roadhouse
- Lowe's
- Manassas Medical Center
- Starbucks
- Taco Bell
- Walgreens



Terry L. Caniford

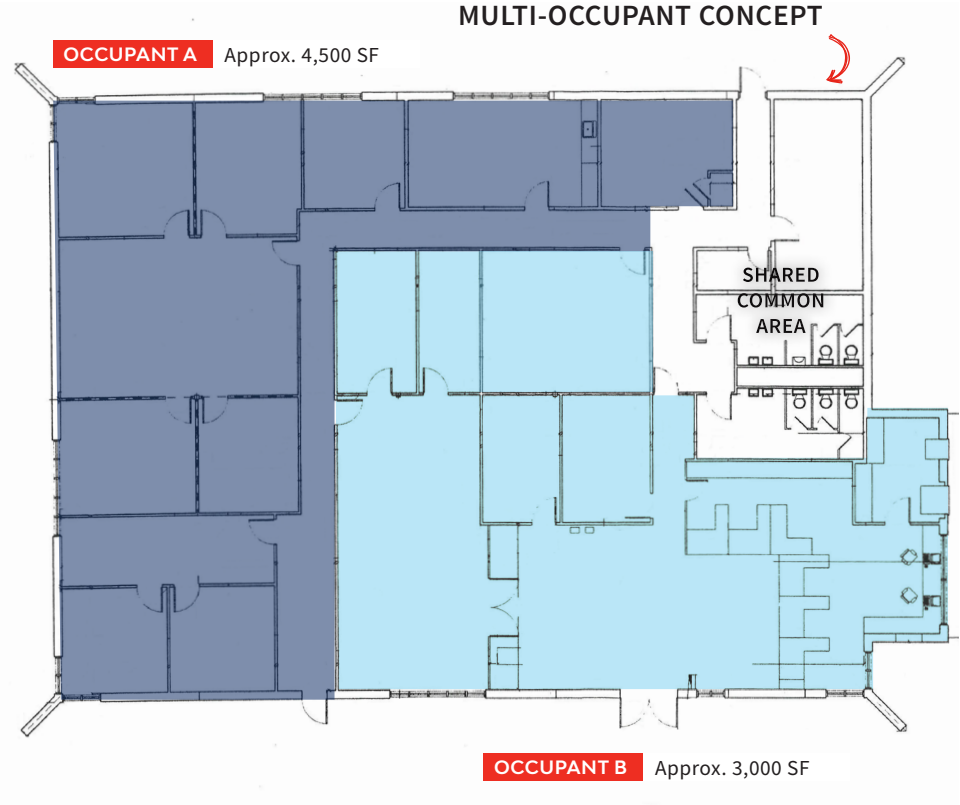
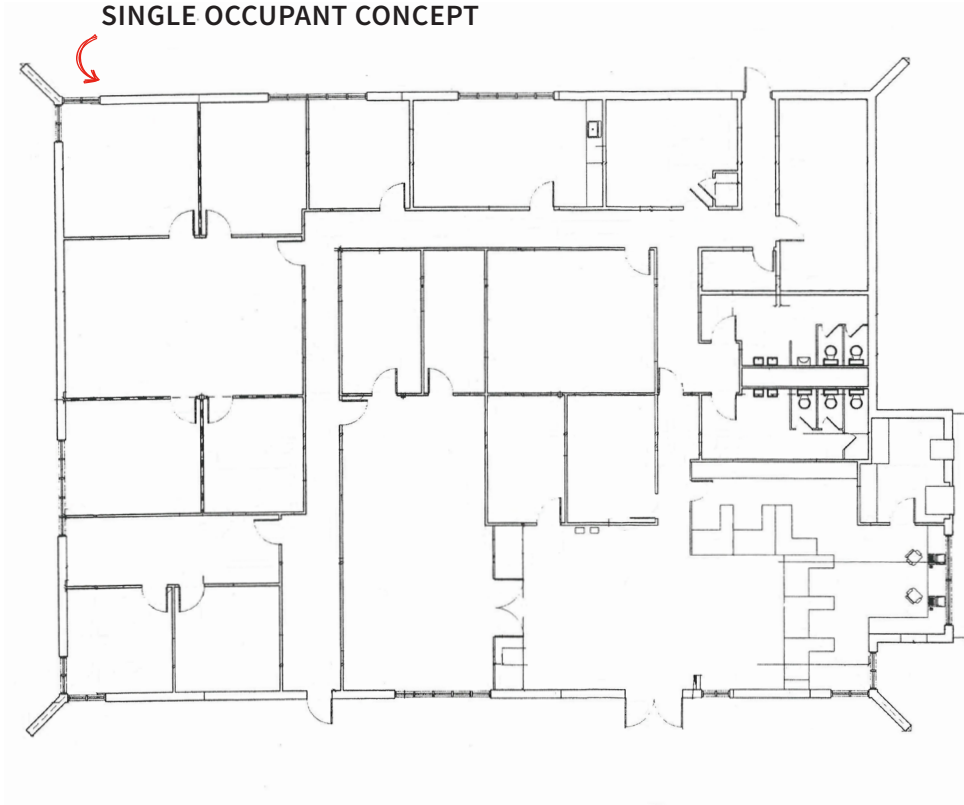
Mobile: 703.609.1836 | Office: 703.530.1830

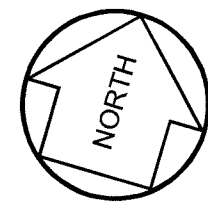


Crossroads Realtors | 9208 Lee Avenue | Manassas, VA

Available:

7,409 sf

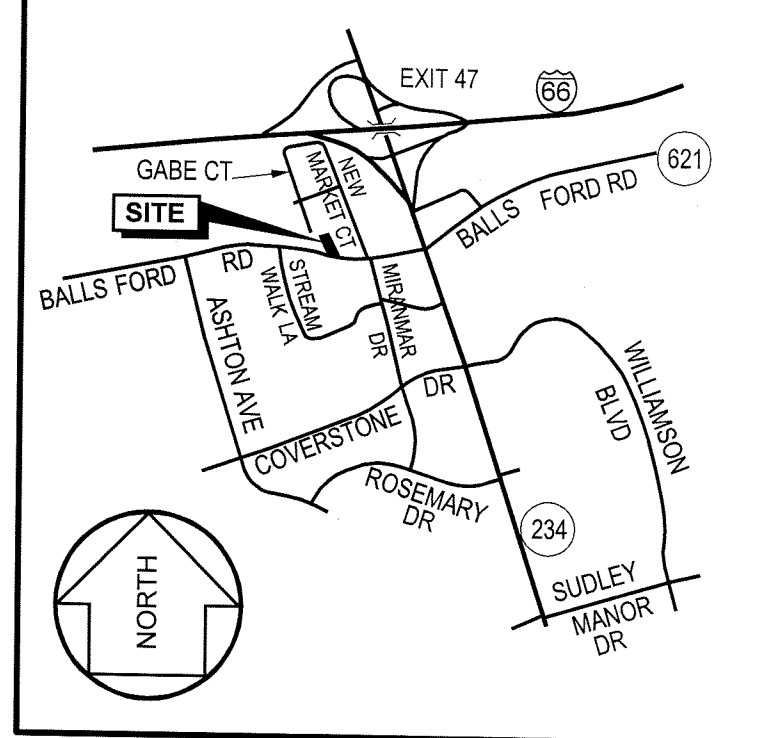




N/F PLAYERS CHOICE CORPORATION

SCHEDULE B- PART II EXCEPTIONS FROM COVERAGE

- Easements granted to Continental Telephone by instrument recorded in Deed Book 1091, Page 1085 and as shown on ALTA/NSPS Land Title Survey, dated JUNE 29, 2020, prepared by Harold A. Logan Associates, PC. [AFFECT- PLOTTED]
- Easements and right of way granted to Prince William Electric Cooperative by instruments recorded in Deed Book 1099, Page 964 and as shown on ALTA/NSPS Land Title Survey, dated JUNE 29, 2020, prepared Harold A. Logan Associates, PC. [AFFECT- PLOTTED]
- Easements granted to Prince William Electric Cooperative by instruments recorded in Deed Book 1135, Page 723; Deed Book 1097, Page 831 and Deed Book 651, Page 691. [AFFECT- PARTIALLY PLOTTED - SEE NOTE A HEREON]
- Easements and right of way granted to Northern Virginia Electric Cooperative by instrument recorded in Deed Book 1671, Page 1011. [AFFECT- PLOTTED]
- Easements for water line, sanitary sewer and storm drainage purposes granted to the Prince William County Board of Supervisors by instrument recorded in Deed Book 627, Page 207. [AFFECT- PLOTTED]
- Easements for storm water management purposes as set forth in instrument recorded in Deed Book 1103, Page 294 and as shown on ALTA/NSPS Land Title Survey, dated JUNE 29, 2020, prepared Harold A. Logan Associates, PC. [AFFECT- PLOTTED]
- Easements for storm drainage purposes, water line purposes and a 20 foot building restriction line as set forth in instrument recorded in Deed Book 1073, Page 583. [AFFECT- PLOTTED]
- Encroachment by building on Continental Telephone Company easement recorded in Deed Book 1091, Page 1085 as shown on ALTA/NSPS Land Title Survey, dated JUNE 29, 2020, prepared Harold A. Logan Associates, PC. [AFFECT- PLOTTED]
- Concrete channel drain, Verizon junction box, telephone pedestals, power pole on concrete base, communications junction box, overhead wires, traffic control box on concrete base, electric vault on concrete base, bank signs and stop sign all as shown on ALTA/NSPS Land Title Survey, dated JUNE 29, 2020, prepared Harold A. Logan Associates, PC. [AFFECT- PLOTTED]
- Right of Way Grant to Virginia Public Service recorded in Deed Book 84, at Page 438, in the Prince William County land records. [NO LONGER AFFECT]
- Easement to the Commonwealth of Virginia recorded in Deed Book 235, at Page 38, Deed Book 236, at Page 57, and in Deed Book 480, at Page 260, in the Prince William County land records. [NO LONGER AFFECT]



VICINITY MAP
SCALE: 1" = 2,000'

NOTE A

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UN-LOCATABLE FOLLOWINGS: EASEMENTS GRANTED TO PRINCE WILLIAM ELECTRIC COOPERATIVE (DB. 1135, PG 723 AND DB 651, PG 691).

GENERAL NOTES:

- THE PROPERTY DELINEATED HEREON IS SHOWN ON PRINCE WILLIAM COUNTY GPIN 7897-15-9218 AND IS ZONED B-1.
- THE SURVEY COMPLIES WITH ALL APPLICABLE LAWS OF THE JURISDICTION IN WHICH THE SUBJECT PROPERTY LIES;
- THE SURVEY PLAT PROPERLY AND ACCURATELY INDICATES AND LOCATES: (A) ALL IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY; (B) UTILITY CONNECTIONS FOR POWER, TELEPHONE, STORM DRAINAGE, SANITARY WASTE DISPOSAL AND DRINKING WATER; AND (C) FOUNDATIONS, PARKING SPACES, LOADING DOCKS AND OTHER STRUCTURES AND IMPROVEMENTS ON THE PROPERTY SURVEYED;
- THE SURVEY MAP WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL INSTRUMENT SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED THEREIN;
- THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING DISTRICT LINES OR RESTRICTION LINES IN A EFFECTS AS OF THE DATE OF THE SURVEY EXCEPT AS SHOWN.
- THE SURVEY PLAT PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS AND RESTRICTED AREAS AS OF THE DATE OF THE SURVEY AND AREAS AFFECTED BY OTHER MATTERS, IF ANY, LISTED ON TITLE INSURANCE COMMITMENT #2025060 ISSUED BY STEWART TITLE GUARANTY COMPANY DATED MAY 22, 2020.
- LEGALLY SUFFICIENT INGRESS OR EGRESS TO THE SUBJECT PROPERTY AS PROVIDED BALLS FORD ROAD WHICH THE PROPERTY ABUTS, THE SAME BEING PAVED AND PUBLIC STREETS, AS TO WHICH THE PROPERTY SURVEYED HAS AN ABSOLUTE RIGHT OF USE;
- THE PROPERTY SHOWN HEREON FEATURES FLOOD HAZARD AREA ZONE "X" AS SHOWN ON COMMUNITY PANEL 510119 FEMA FLOOD INSURANCE RATE MAP #511530092D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1955. ZONE "X" INCLUDES AREAS DETERMINED TO FEATURE MINIMAL FLOOD HAZARD.
- THE PROPERTY SURVEYED DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS, OR ANY OTHER APPARENT PURPOSE;
- THE LAND, AS DESCRIBED ON THE SURVEY PLAT, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER STATE LAW OR LOCAL, COUNTY OR CITY ORDINANCES; AND
- THAT IF THE LAND, AS DESCRIBED IN THE SURVEY MAP, CONSTITUTES MORE THAN ONE PARCEL OR LOT, THERE ARE NOT GAPS, GORES OR STRIPS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE IS NO EVIDENCE OF MARKER OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO OBSERVED ENCROACHMENTS ON SITE AND THERE ARE NO STRIPS, GAPS OR GORES BETWEEN THE LOTS.

EXHIBIT A LEGAL DESCRIPTION

BEGINNING at a point in the northerly right-of-way line of Balls Ford Road, State Route 621 (public right-of-way, width varies), said point being on the westerly side of New Market Court (public right-of-way, width varies); thence with the northerly right-of-way line of said Balls Ford Road being a curve to the right having a radius of 899.93 feet, a chord of 177.22 feet, a chord bearing N 81 degrees 17' 15" W, for a distance of 177.51 feet to an iron pipe found; thence departing said Balls Ford Road and running with the line of N/F Jeffrey L. Lehe Family LLC IV and continuing with the line of N/F Players Choice Corporation N 15 degrees 58' 11" W, 292.83 feet to an iron pipe found and N 74 degrees 01' 49" E, 180.00 feet to an iron pipe found in the westerly side of aforementioned New Market Court; thence with said New Market Court S 15 degrees 58' 11" E, 352.12 feet and S 36 degrees 14' 10" W, 24.01 feet to the point of beginning and containing 60,449 sq. ft. or 1.38772 Acres, more or less, all being the same property described and recorded as instrument number 200501180008019 among the land records of Prince William County, Virginia.

TOTAL PARKING SPACES:
46 REGULAR + 2 HANDICAP = 48 SPACES

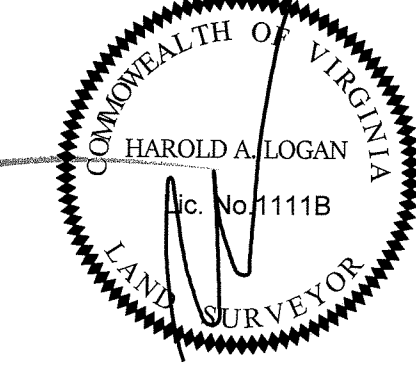
SURVEYOR'S CERTIFICATE

TO JEFFREY L. LEHEW FAMILY, LLC XIV, A VIRGINIA LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY, AND FIRST BANK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 11, 2020.

DATED THIS 29TH DAY OF JUNE, 2020.

HAROLD A. LOGAN, VIRGINIA CLS# 1111B

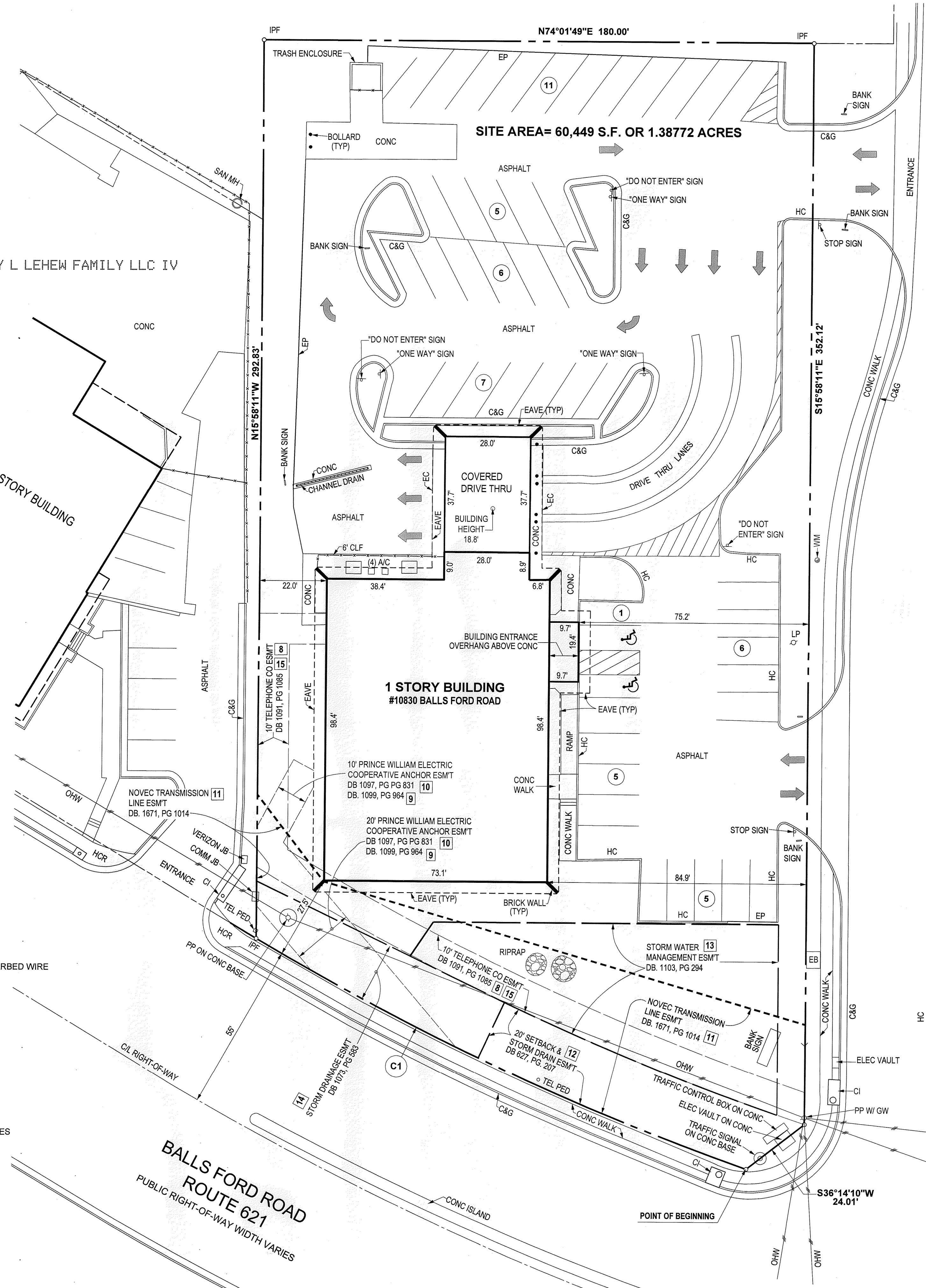


LEGEND

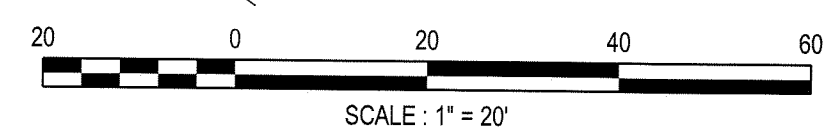
- A/C = AIR CONDITIONING UNIT
- ASPH = ASPHALT
- BRL = BUILDING RESTRICTION LINE
- C&G = CURBS AND GUTTER
- CI = CURB INLET
- CLF W/ BW = CHAIN LINK FENCE WITH BARBED WIRE
- CONC = CONCRETE
- EB = ELECTRIC BOX
- EC = EDGE OF CONCRETE
- EG = EDGE OF GRAVEL
- EP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FH = FIRE HYDRANT
- HC = HEADER CURB
- HCR = HANDICAP RAMP
- IPF = IRON PIPE FOUND
- JB = JUNCTION BOX
- MH = MANHOLE
- OH = OVERHANG
- OHW = OVERHEAD WIRES
- PP = POWER POLE
- PP W/ GW = POWER POLE WITH GUY WIRES
- SAN MH = SANITARY MANHOLE
- STM MH = STORM MANHOLE
- WV = WATER VALVE
- Handicap symbol = HANDICAP PARKING SPACE
- Circle with number = NUMBER OF PARKING SPACE
- Diagonal lines = PAINTED ISLAND
- Arrow = TRAFFIC FLOW

CURVE TABLE

CURVE	RADIUS	TANGENT	ARC	DELTA	CHORD	CHORD BEARING
C1	899.93'	89.04'	177.51'	11°18'05"	177.22'	N81°17'15"W



NEW MARKET COURT
PUBLIC RIGHT-OF-WAY WIDTH VARIES



SCALE: 1" = 20'
DATE: 06-29-2020
DESIGNED: N/A
DRAFTED: MB
REVISIONS:

#10830 BALLS FORD ROAD
GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA
ALTA/NSPS LSND TITLE SURVEY

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1888
LOGANASSOCMARK@GMAIL.COM

SHEET
1 OF 1
RP 3228