



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE 9514 CENTER STREET, MANASSAS, VA



PROPERTY SUMMARY

A 5,584 SF building with an additional 900 SF of outdoor patio area for sale. Fully equipped restaurant with most equipment and furniture conveying with the sale (not inventory). Open floor plan with dining room, bar and banquet room.

Sits on an almost one-acre lot with an abundance of parking.

OFFERING SUMMARY

Building Size:	5,584 sf
Outdoor Patio:	900 sf
Acres:	0.98
Zoning:	B-4 (General Commercial District)
Market:	Washington, D.C.
Sub Market:	City of Manassas/Manassas
Parcel ID:	101-01-00-262A
Parking:	57 spaces

LOCATION OVERVIEW

The building sits at the lit intersection of Center Street and Stonewall Road in Old Town Manassas, Virginia. It's within walking distance to the Manassas Historic District featuring an abundance of retail shops, dining, arts & entertainment, farmers market and more.

All less than .25 miles away, the area encompasses the Prince William County Courthouse, the Old Town Central Business District, and surrounding residential areas.

This site is near the Amtrak and Virginia Railway Express commuter trains, connecting Manassas with Washington, D.C. and beyond.

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com
703.628.8978 cell



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE
9514 CENTER STREET, MANASSAS, VA



FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

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.



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE
9514 CENTER STREET, MANASSAS, VA



FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

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

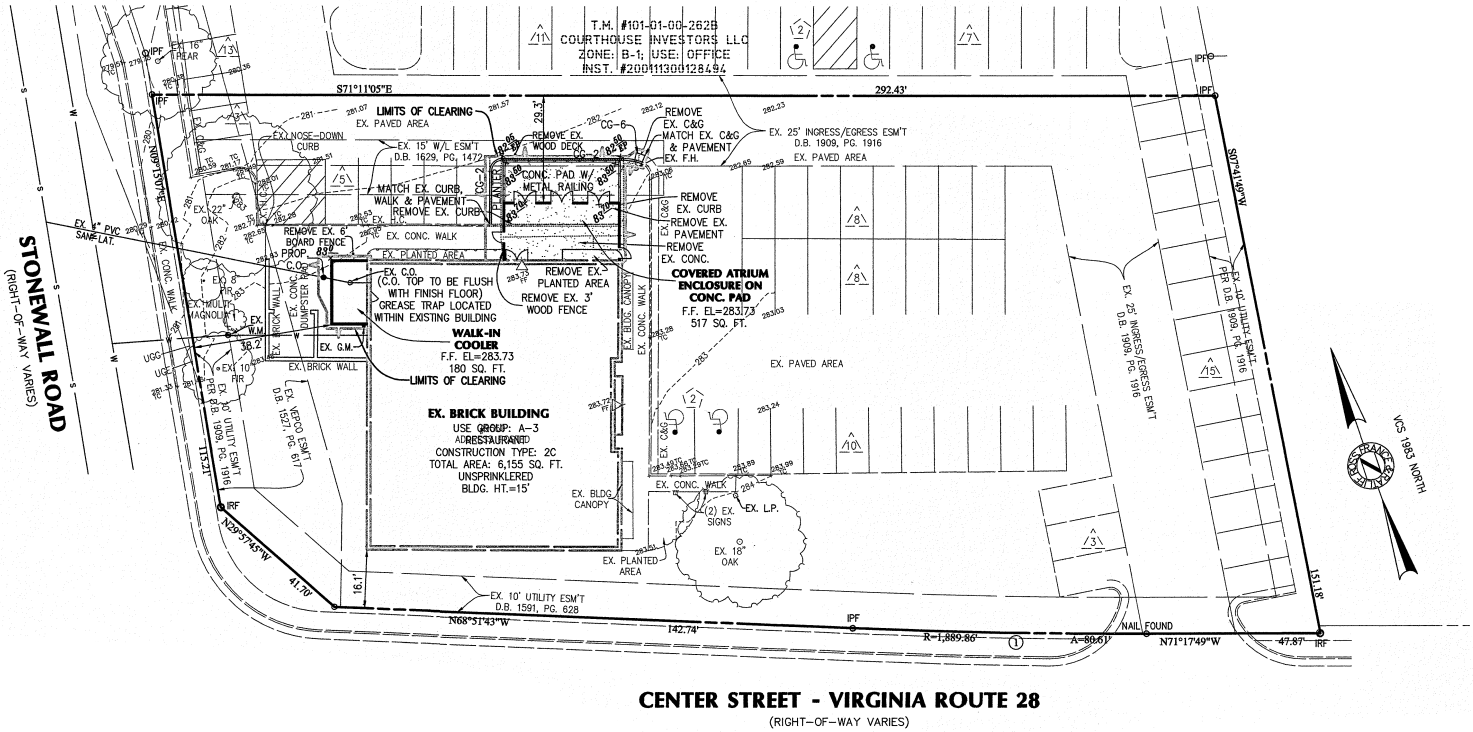
This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE
9514 CENTER STREET, MANASSAS, VA
SITE PLAN



FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

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

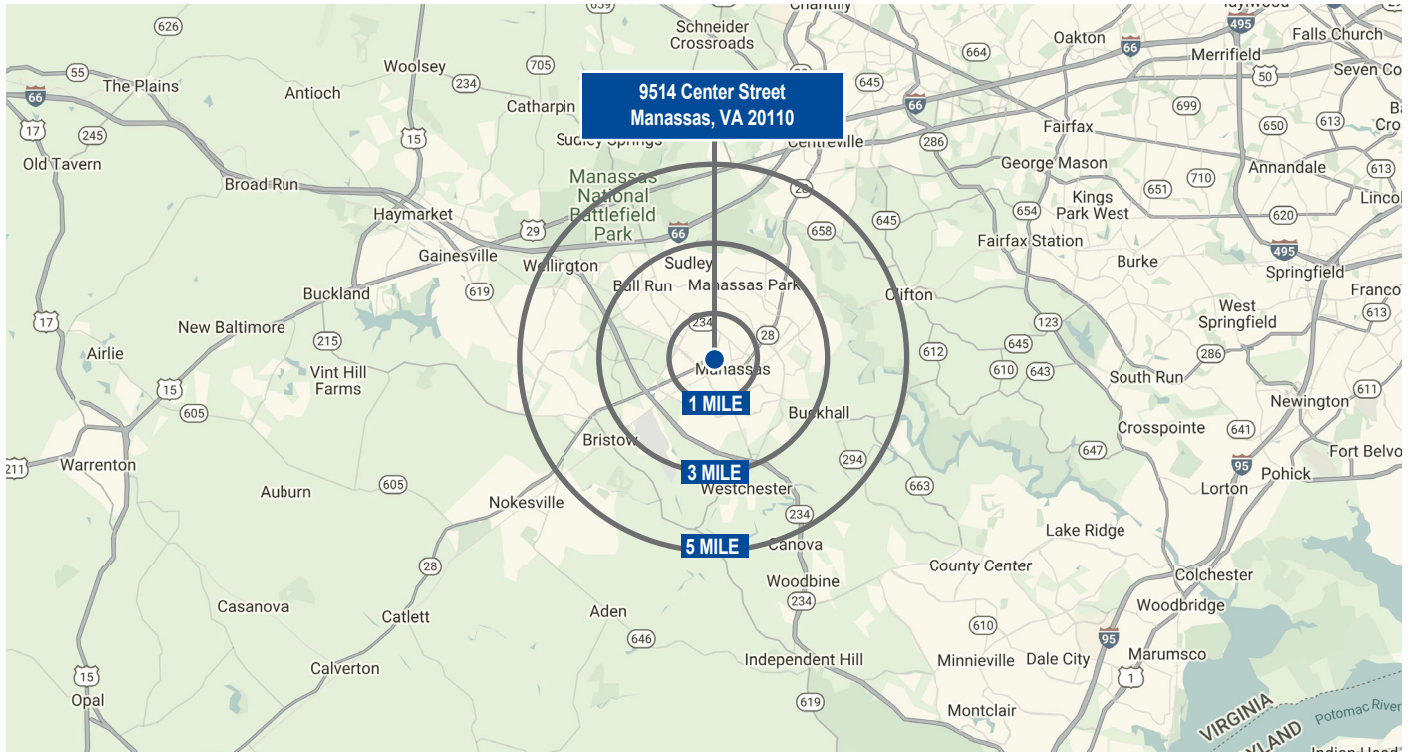
THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

FOR SALE 9514 CENTER STREET, MANASSAS, VA DEMOGRAPHICS



<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	16,682	97,086	159,477
Median Age	33.9	35.2	35.4
Median Age (Male)	32.4	34.3	34.8
Median Age (Female)	35.1	35.6	35.6
<u>HOUSEHOLDS & INCOME</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	6,188	30,057	50,703
# of Persons Per HH	2.7	3.2	3.1
Average HH Income	\$83,794	\$101,380	\$111,847
Average House Value	\$326,529	\$327,550	\$354,306

FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

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

THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell