

FOR LEASE

FREESTANDING BANK WITH DRIVE-THRU

8900-8950 MATHIS AVE MANASSAS, VA 20110



OFFERING SUMMARY

Lease Type:	NNN
Available SF:	1,612 SF
Lease Rate:	\$2,500/MO
Building Size:	19,762 SF
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	111-15-00-G & 111-01-00-12F

PROPERTY OVERVIEW

Freestanding 1,612 SF bank with drive through for lease at Reb Yank Shopping Center. Zoned B-4; General Commercial.

LOCATION OVERVIEW

Frontage on 3 streets. 11,000 VPD on Liberia Ave. & 9,700 VPD on Mathis Ave. Easy access to Rt. 28 & close to Old Town Manassas

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

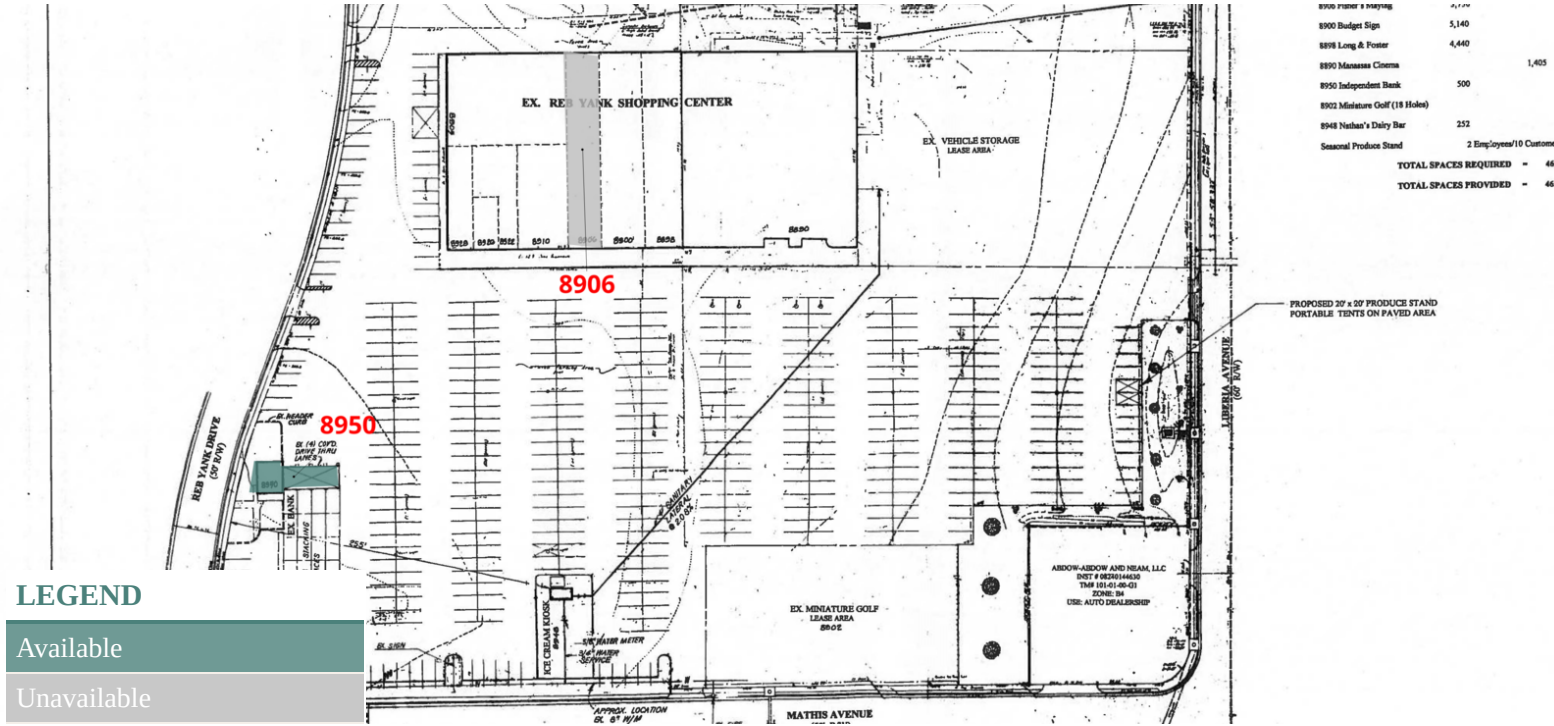
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REB YANK SHOPPING CENTER

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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8950 Mathis Ave.	Available	1,612 SF	NNN	\$2,500 per month	Bank with Drive-Thru

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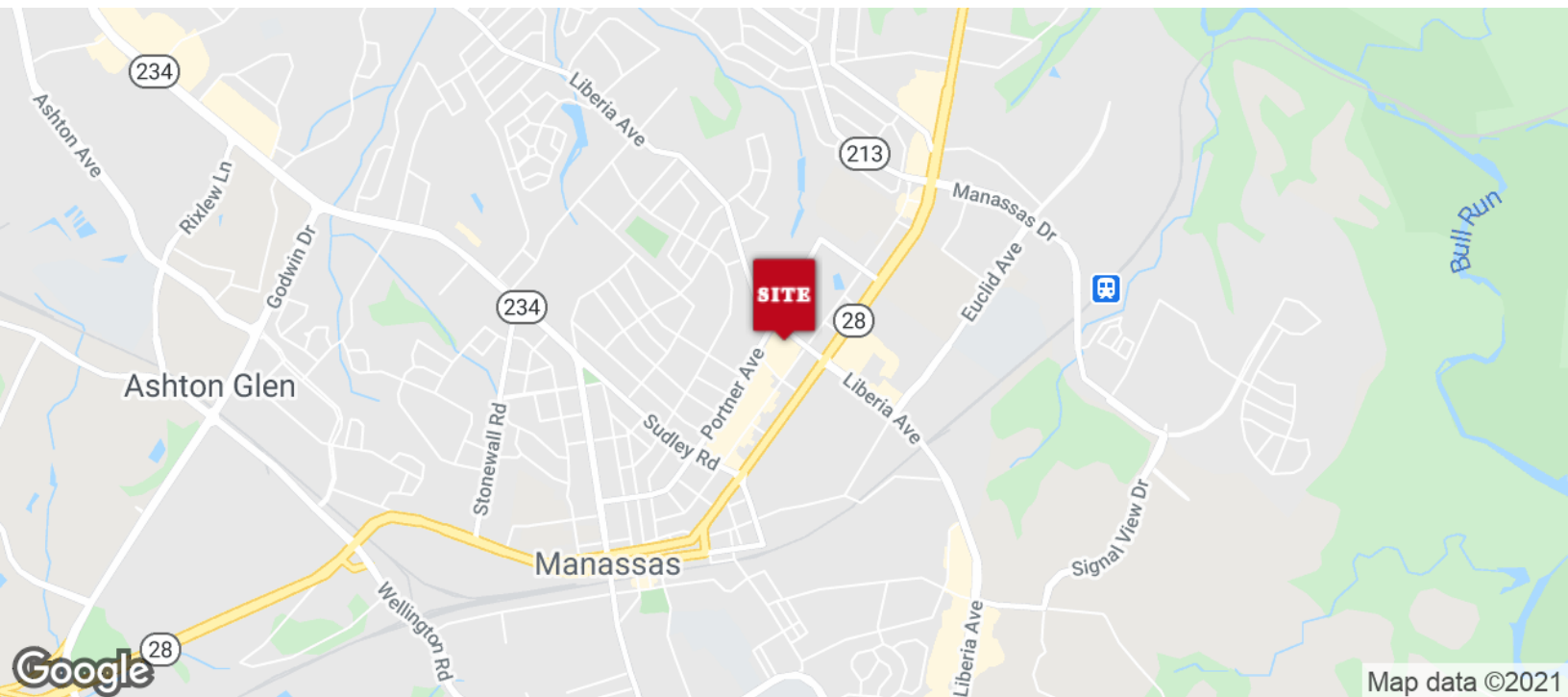
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LOCATION MAPS



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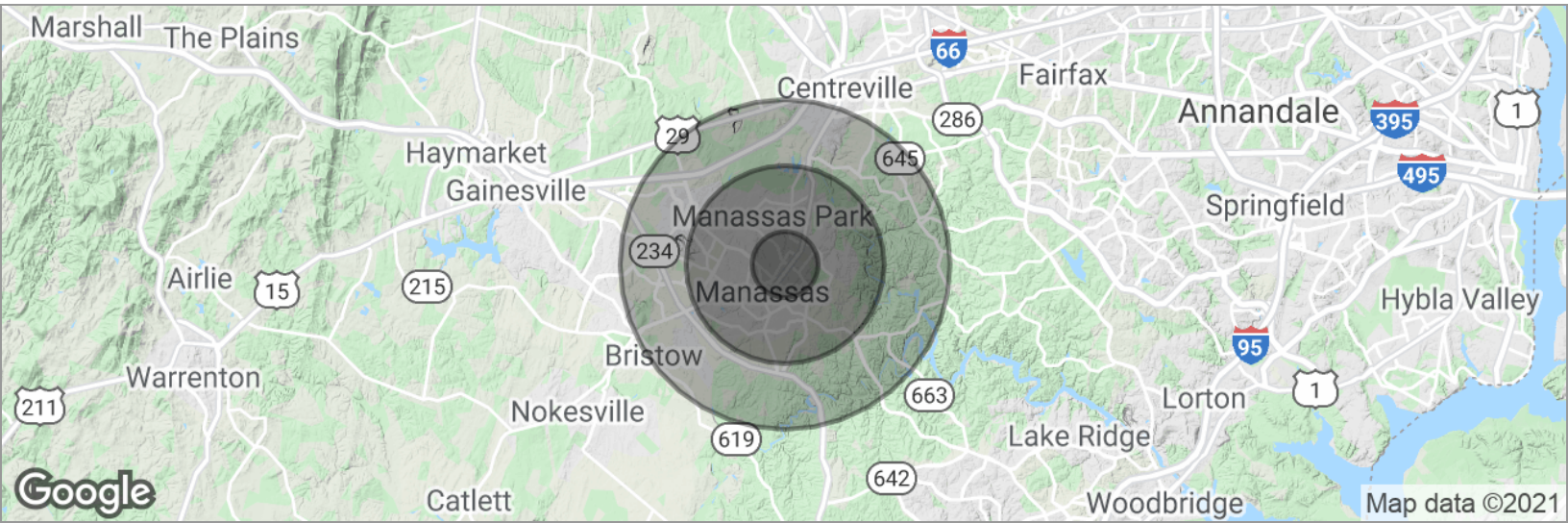
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,393	90,842	154,456
Median age	32.8	32.5	33.2
Median age (male)	30.9	32.0	32.7
Median age (Female)	34.6	33.2	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,929	29,222	50,625
# of persons per HH	2.9	3.1	3.1
Average HH income	\$82,925	\$86,598	\$98,157
Average house value		\$384,211	\$438,625

* Demographic data derived from 2010 US Census

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