



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

MATHIS SELF STORAGE

9107 and 9109 Mathis Ave
Manassas, VA 20110

ASKING PRICE

\$5,400,000 Site Plan Approved or \$12,500,000 Turn Key Build-to-Suit

AREA

Located in Opportunity Zone
Directly on Mathis Ave and near Sudley Road
Street Front with Excellent Visibility



OFFICE

Carl Braun
540 842 7551
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CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



SALE

MATHIS SELF STORAGE

9107 and 9109 Mathis Ave, Manassas, VA 20110



OFFERING SUMMARY

Sale Price: Site Plan Approved \$5,400,000

Sale Price: Turn Key Build-To-Suit \$12,500,000

Building Size: 52,334 SF

Number Of Units: 635

Number Of Stories: 4 Stories

LOCATION OVERVIEW

Located in Opportunity Zone
Directly on Mathis Ave and near Sudley Road
Street Front with Excellent Visibility

PROPERTY HIGHLIGHTS

- Rare Climate Controlled Self Storage
- Can be Purchased at Site Plan Approval or Build-to-Suit
- Excellent Location in Manassas
- Driving Access Around the Building

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	29,165	48,433	81,717
Total Population	90,828	147,937	245,826
Average HH Income	\$86,923	\$96,387	\$106,272

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Front - Mathis Ave



Parking and Loading Area



Side View



Front and Side View

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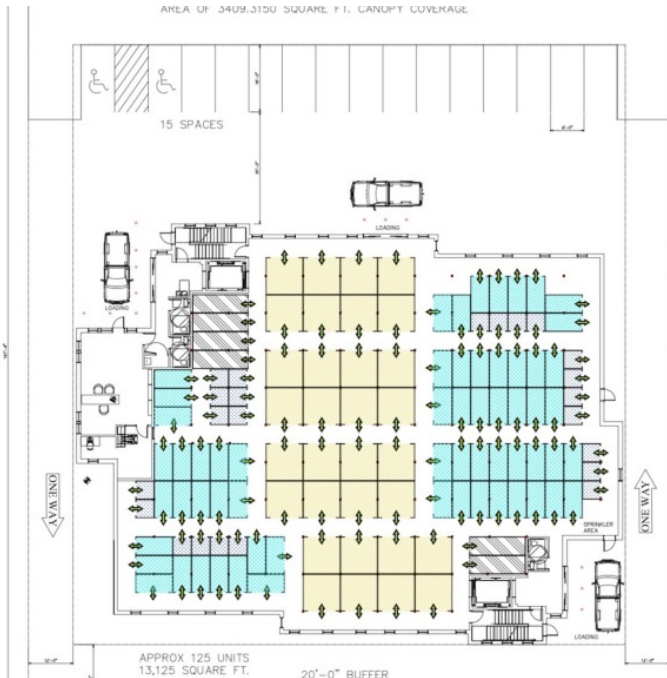




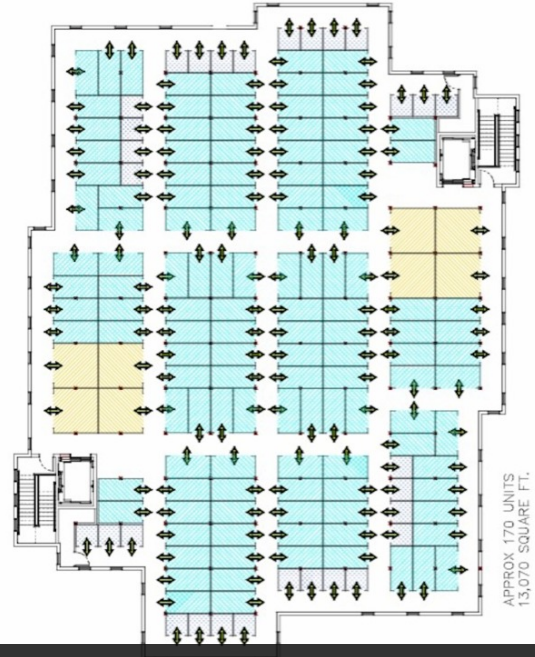
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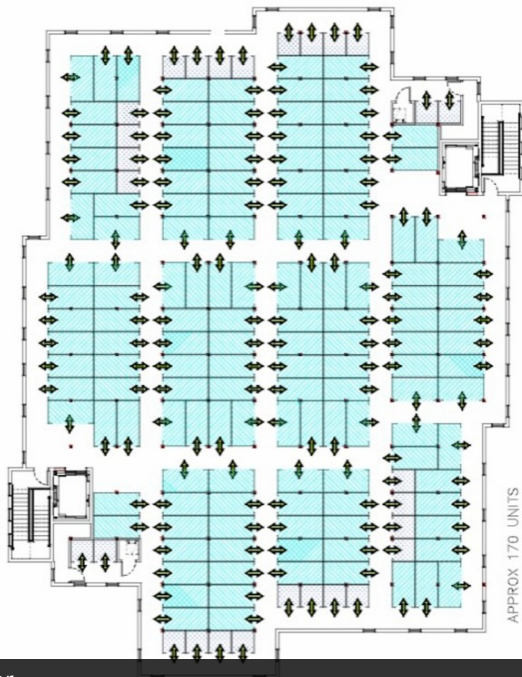
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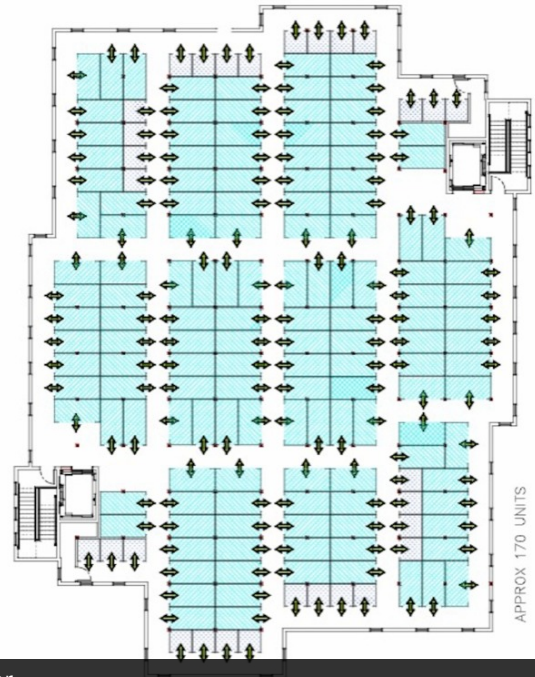
1st Floor



2nd Floor



3rd Floor



4th Floor

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Google

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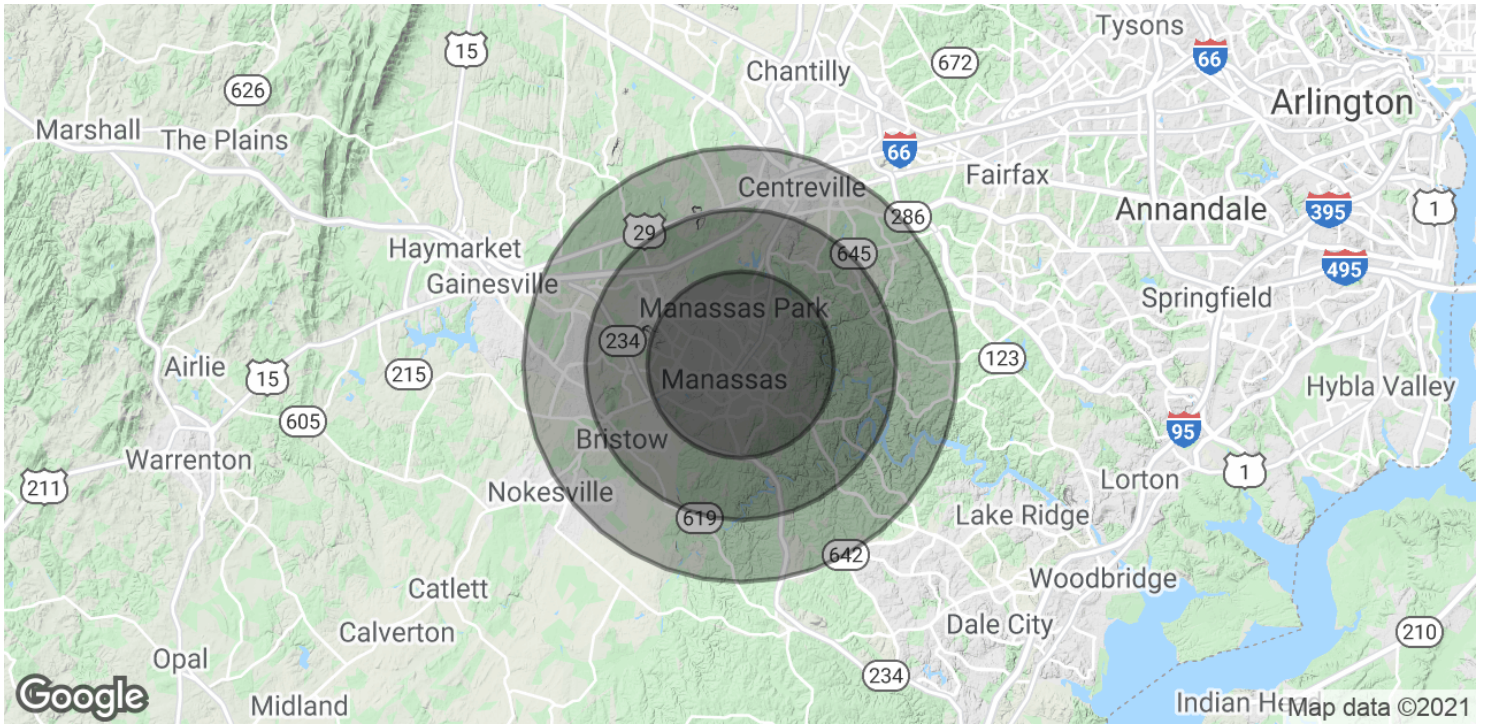
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SALE



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	90,828	147,937	245,826
Average age	32.5	33.2	33.7
Average age (Male)	32.0	32.7	33.3
Average age (Female)	33.2	33.8	34.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	29,165	48,433	81,717
# of persons per HH	3.1	3.1	3.0
Average HH income	\$86,923	\$96,387	\$106,272
Average house value	\$391,190	\$437,566	\$457,414

* Demographic data derived from 2010 US Census

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