



COMMERCIAL REAL ESTATE
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RETAIL PROPERTY FOR LEASE

2nd Generation Pizza Restaurant For Lease

9412 BATTLE ST., MANASSAS, VA 20110

EXECUTIVE SUMMARY

2nd Generation Pizza Restaurant For Lease 9412 Battle St., Manassas, VA 20110



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$50 SF/yr (NNN)
Year Built:	2025
Building Size:	1,500
Renovated:	2025
Estimated NNN's:	\$5 per sq/ft
Submarket:	Old Town Manassas

PROPERTY OVERVIEW

Turnkey second-generation pizza restaurant opportunity featuring a complete 2025 buildout and extensive equipment package. The space is fully outfitted with multiple pizza ovens, a frying station, deli prep station, three-compartment sink, commercial refrigeration, and dining tables with seating. Designed for efficient food service operations, this ready-to-open location minimizes startup costs and downtime for restaurateurs. An ideal opportunity for pizza operators, restaurant concepts, or food service entrepreneurs seeking a fully equipped space with modern improvements already in place.

PROPERTY HIGHLIGHTS

- Turnkey second-generation pizza restaurant with a complete 2025 buildout
- Extensive equipment package including multiple pizza ovens, frying station, and deli prep station
- Fully equipped with a three-compartment sink, commercial refrigeration, and dining tables with seating
- Ready-to-open setup designed to reduce startup costs and minimize downtime
- Ideal for pizza operators, restaurant concepts, or food service users seeking a modern, fully built-out space

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ADDITIONAL PHOTOS

2nd Generation Pizza Restaurant For Lease 9412 Battle St., Manassas, VA 20110

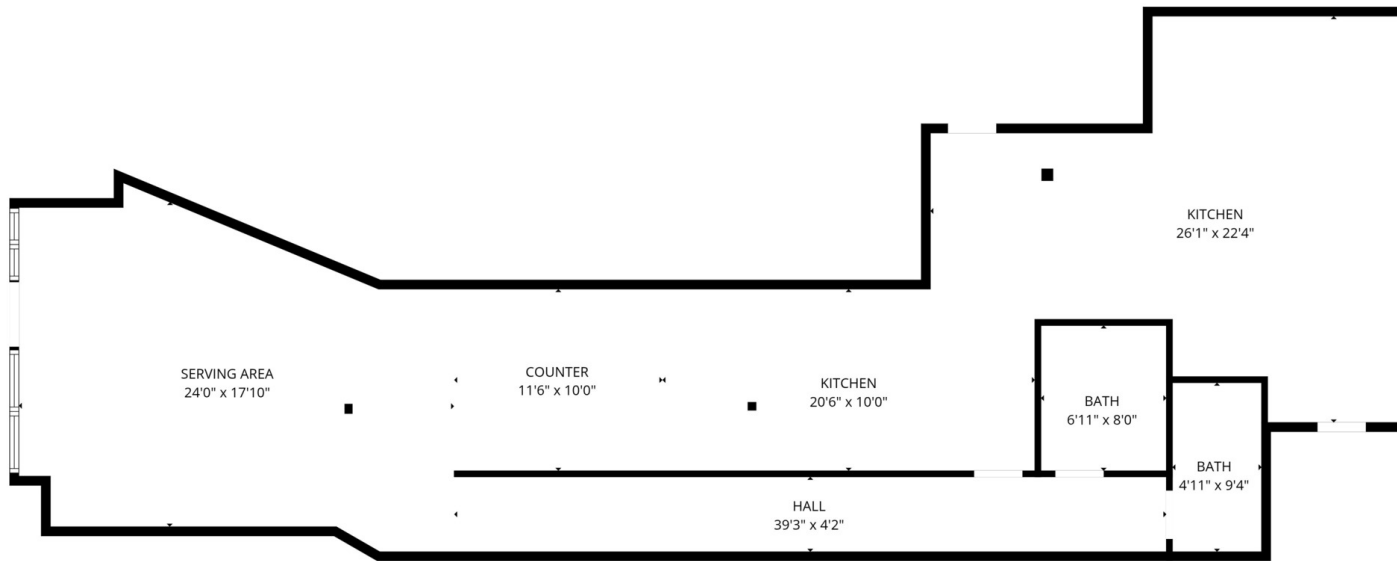


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FLOOR PLANS

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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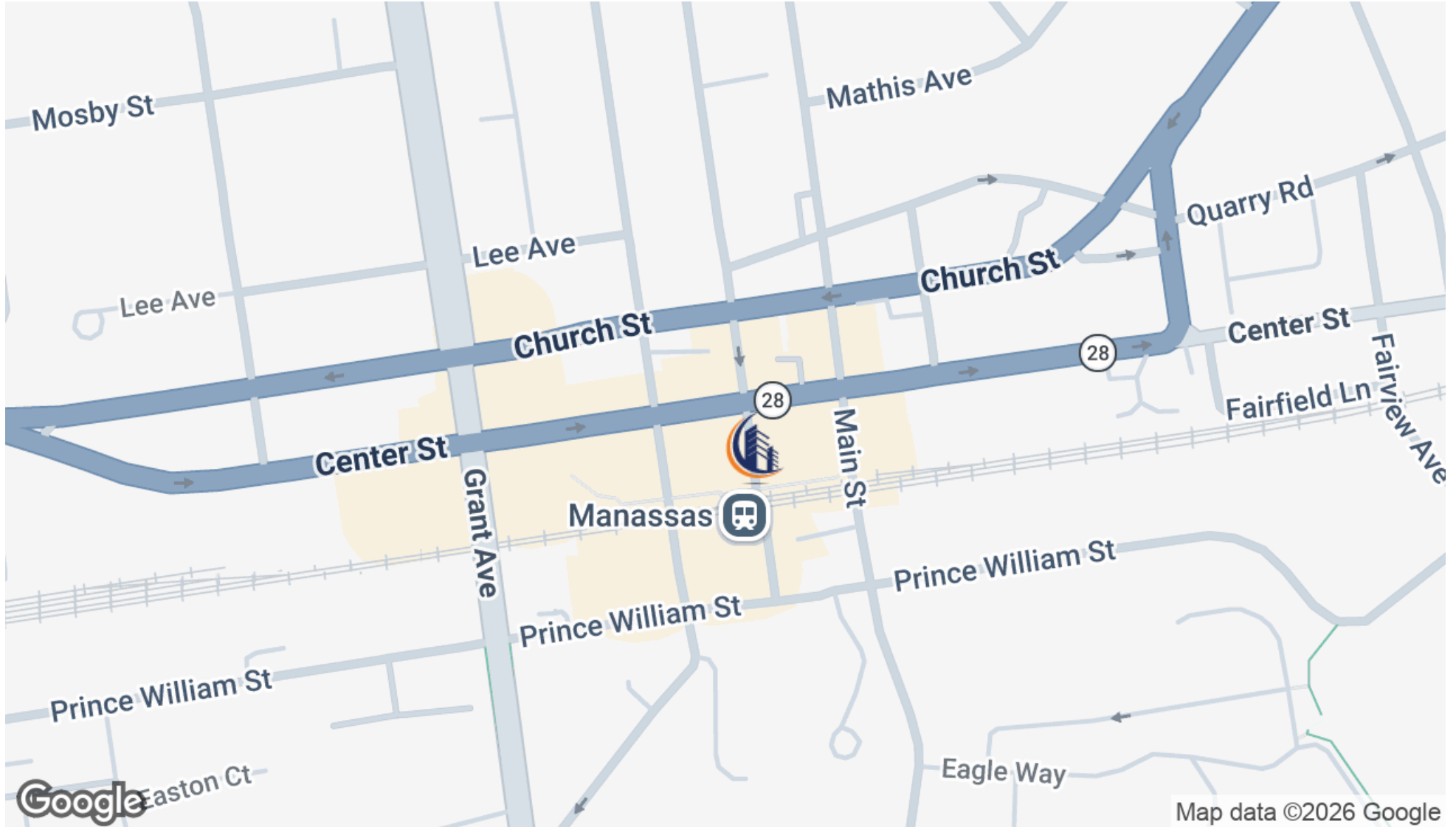
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LOCATION MAP

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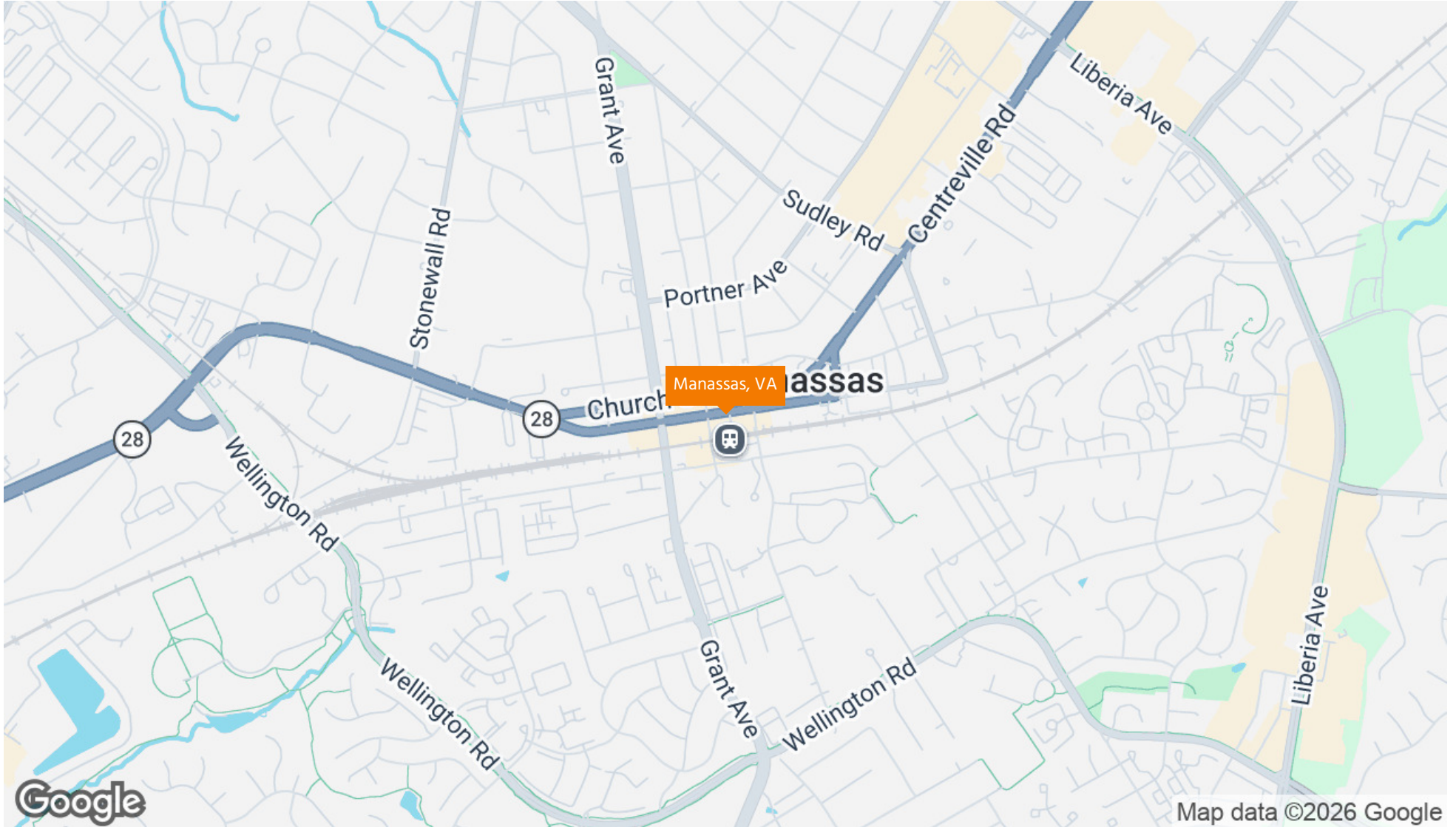
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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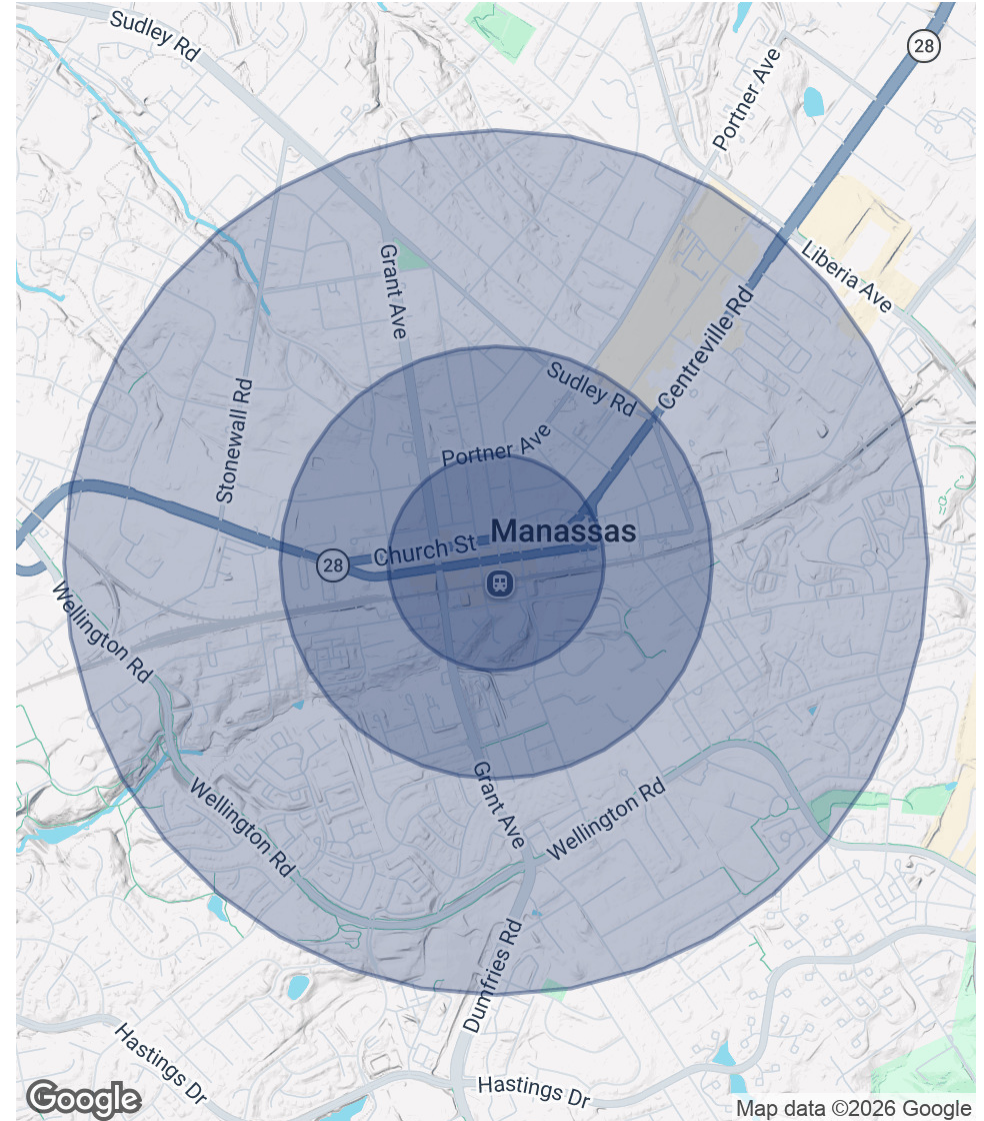


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	627	3,384	17,298
Average Age	37.0	32.2	32.5
Average Age (Male)	34.1	29.5	31.3
Average Age (Female)	39.9	37.4	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	344	1,376	5,796
# of Persons per HH	1.8	2.5	3.0
Average HH Income	\$107,939	\$113,582	\$130,144
Average House Value	\$460,442	\$423,985	\$551,266

2023 American Community Survey (ACS)



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ADVISOR BIO 1

2nd Generation Pizza Restaurant For Lease 9412 Battle St., Manassas, VA 20110



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Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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