



FAIRVIEW CENTER RETAIL SPACE

9824 Liberia Ave , Manassas, VA 20110



PROPERTY DESCRIPTION

Desirable Retail Space on Liberia Ave near many other shops. Shell condition for either an industrial look, Restroom and Back office/stock room with emergency exit in rear. Would work for a variety of retail uses.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$599,000 |
| Lease Rate: | \$21.00 SF/yr (NNN) |
| Available SF: | 1,600 SF |
| Building Size: | 1,600 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 254 | 1,037 | 3,919 |
| Total Population | 716 | 2,681 | 9,795 |
| Average HH Income | \$149,430 | \$117,549 | \$92,289 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

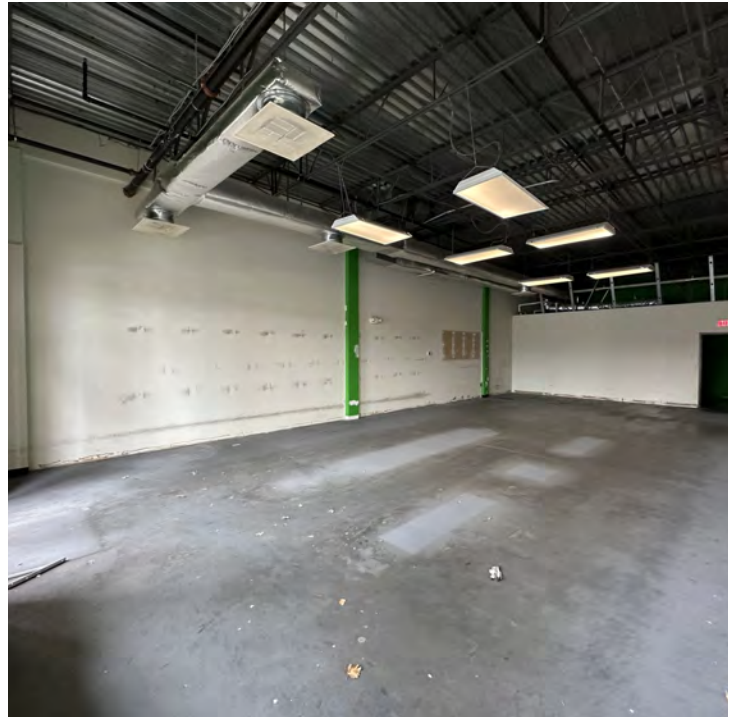
ED MARTIN, CCIM
Principal Broker And Commercial Director
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

KW COMMERCIAL
8100 Ashton Ave,
Suite 103
Manassas , VA 20109

RETAIL FOR SALE & LEASE

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Each Office Independently Owned and Operated kwcommercial.com



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GROSS INTERNAL AREA
FLOOR 1: 1516 sq. ft
TOTAL: 1516 sq. ft

MEASUREMENTS ARE CALCULATED BY LIDAR/LASER TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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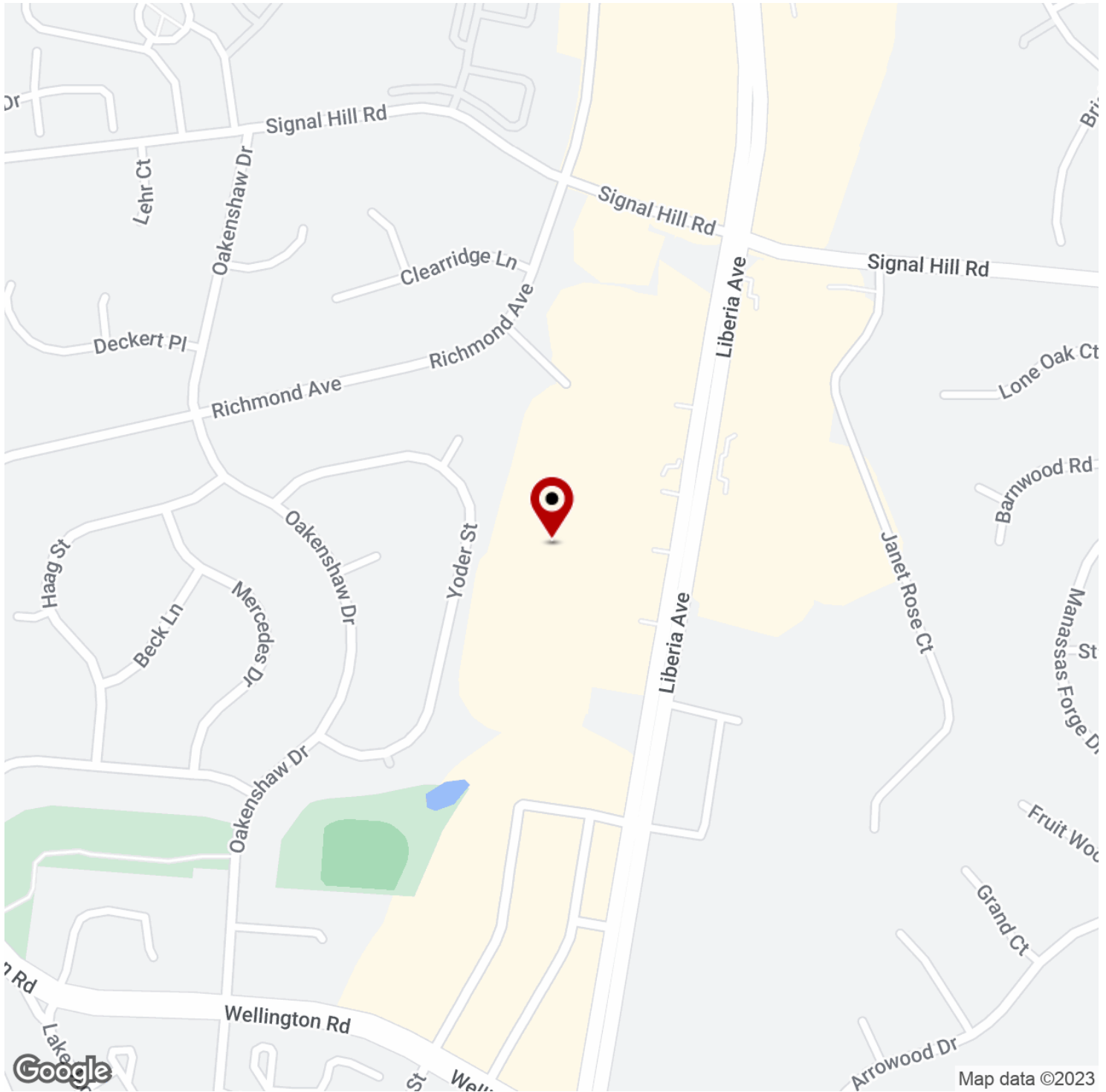
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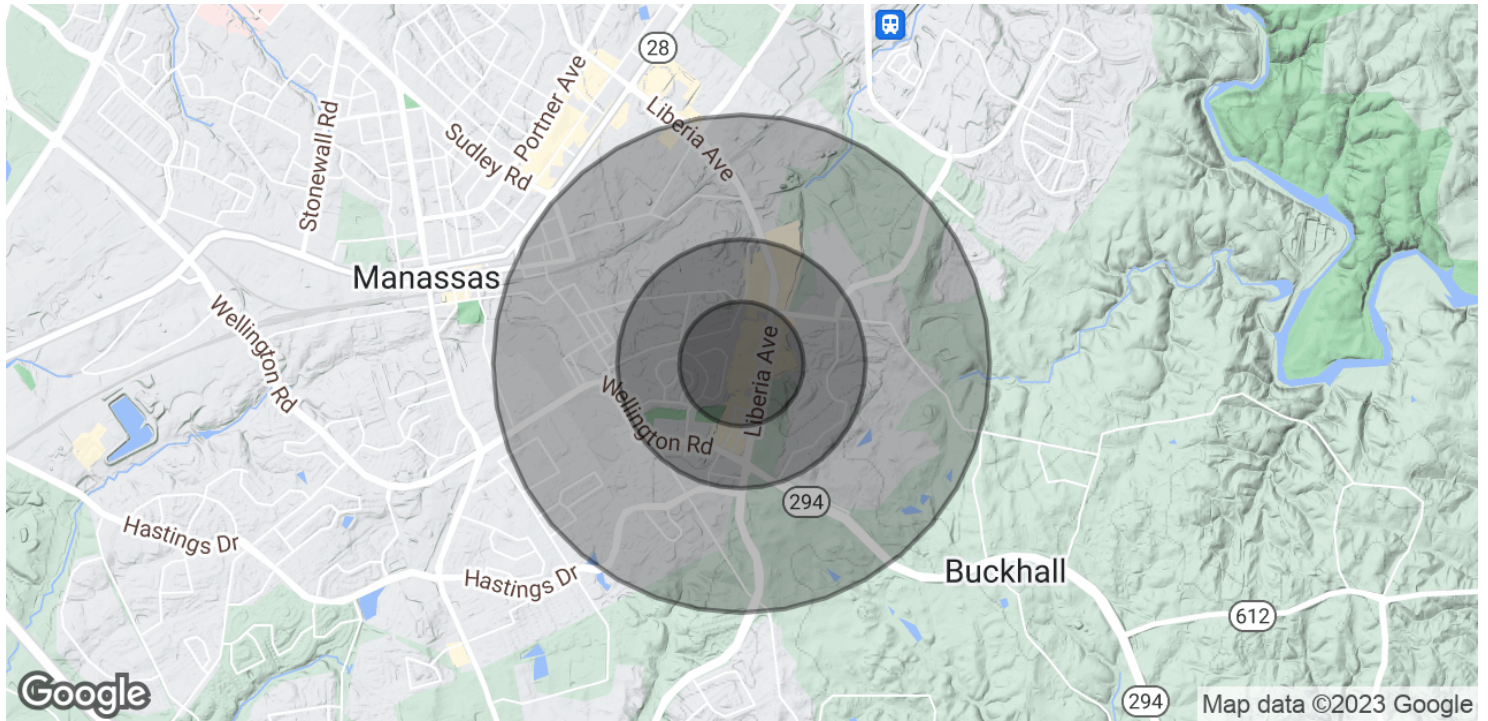
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 716 | 2,681 | 9,795 |
| Average Age | 44.2 | 41.6 | 36.4 |
| Average Age (Male) | 45.3 | 41.6 | 34.7 |
| Average Age (Female) | 38.7 | 39.6 | 38.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 254 | 1,037 | 3,919 |
| # of Persons per HH | 2.8 | 2.6 | 2.5 |
| Average HH Income | \$149,430 | \$117,549 | \$92,289 |
| Average House Value | \$465,061 | \$377,909 | \$317,172 |

* Demographic data derived from 2020 ACS - US Census

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