

FOR LEASE

FIRST FLOOR RETAIL/OFFICE SPACE

9210 CHURCH ST. MANASSAS, VA 20110



LEASE RATE **\$35 SF/YR**

OFFERING SUMMARY

Lease Type:	Full Service (Excluding Janitorial)
Available SF:	1,491 SF
Building Size:	3,900 SF
Zoning:	B-3
Parcel ID:	101-01-00-368

PROPERTY OVERVIEW

1,491 SF first floor space available in a freestanding building suitable for a variety of office or retail uses. The suite features a lobby/reception area, private office, open work areas, vault, and existing drive-thru infrastructure with 3 drive-thru lanes and a walk-up service window. The property includes 15 on-site parking spaces and provides a unique opportunity for businesses seeking a highly visible, customer-oriented location. Drive-thru operations are currently permitted only for financial institution uses under City regulations.

Disclosure: Agent has financial interest in property.

LOCATION OVERVIEW

Ideally located on the hard corner of Grant Ave. & Church St. in the heart of Old Town Manassas. Within walking distance to many shops, restaurants, and businesses. Great traffic counts - 12,000 VPD on Church St. & 19,000 VPD on Grant Ave.

PRESENTED BY:

COLEMAN RECTOR <i>PRINCIPAL BROKER</i> 703.366.3189 coleman@weber-rector.com	CHUCK RECTOR <i>PRINCIPAL</i> 703.330.1224 chuck@weber-rector.com	BRIAN SNOOK <i>COMMERCIAL AGENT</i> 703.330.1224 brian@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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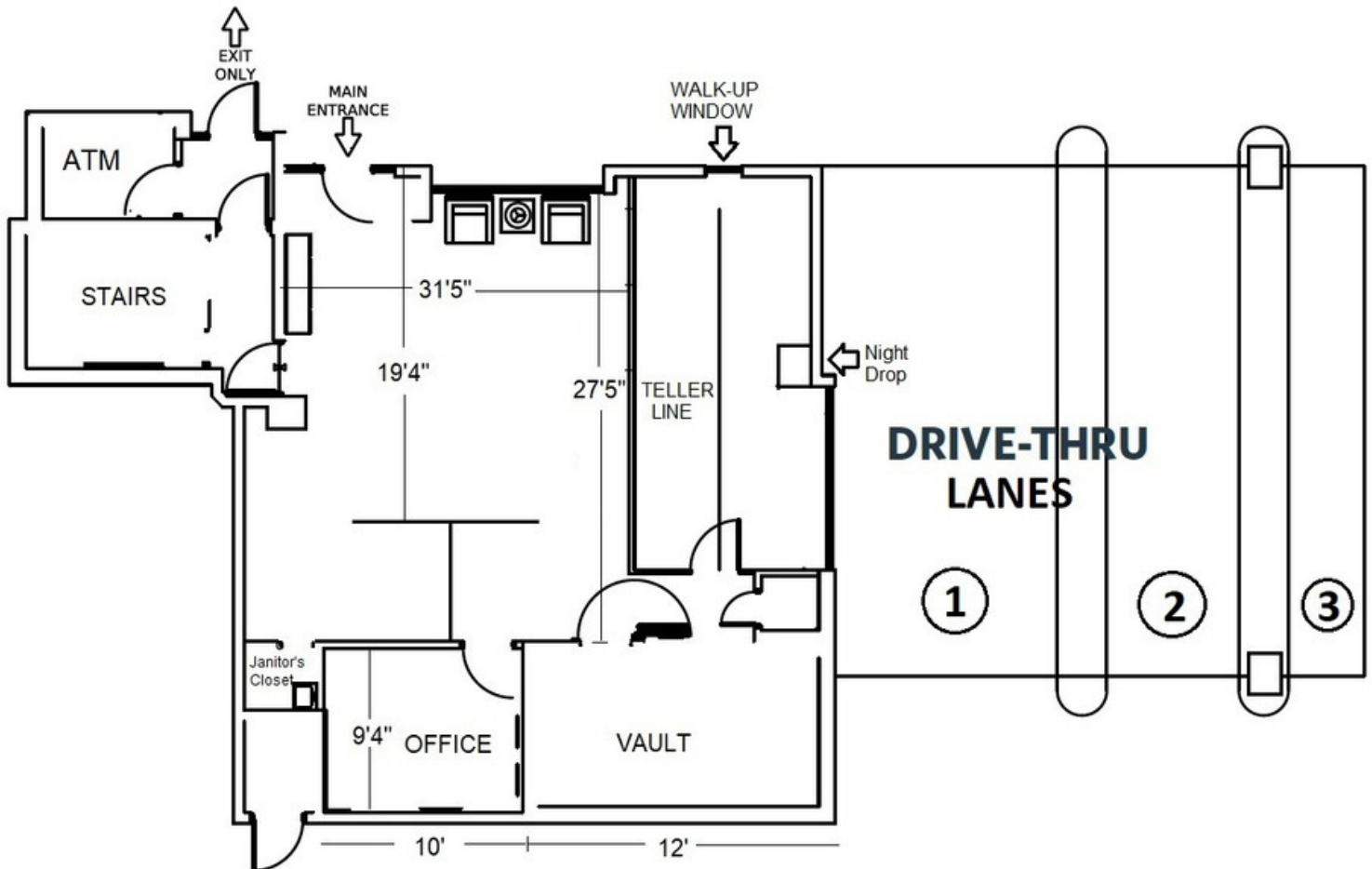
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1ST FLOOR PLAN

*Drawing not to scale. Measurements approx.



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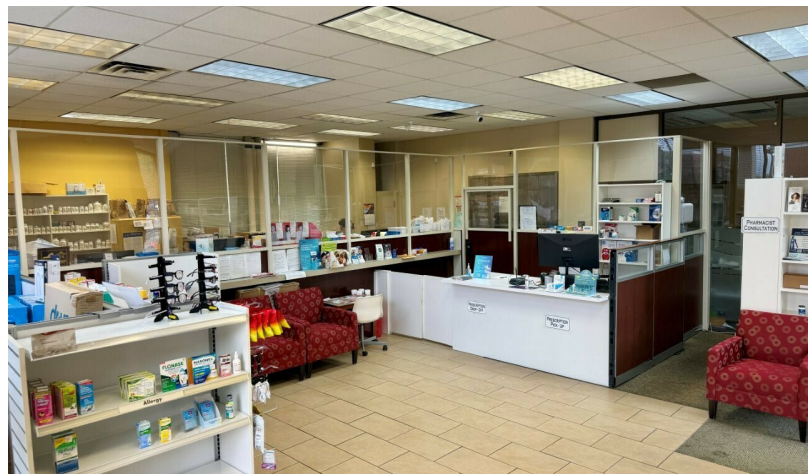
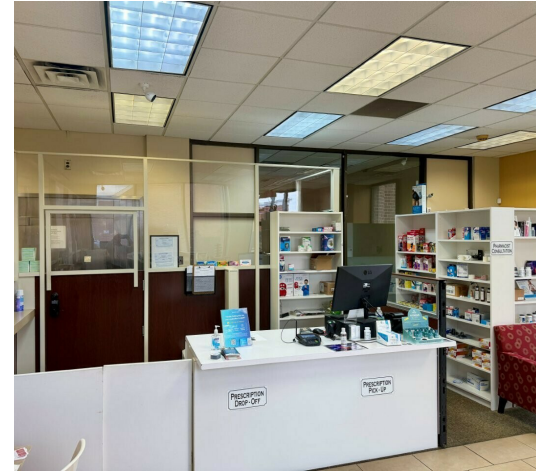
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ADDITIONAL PHOTOS



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**WEBER
RECTOR**

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LOCATION MAPS



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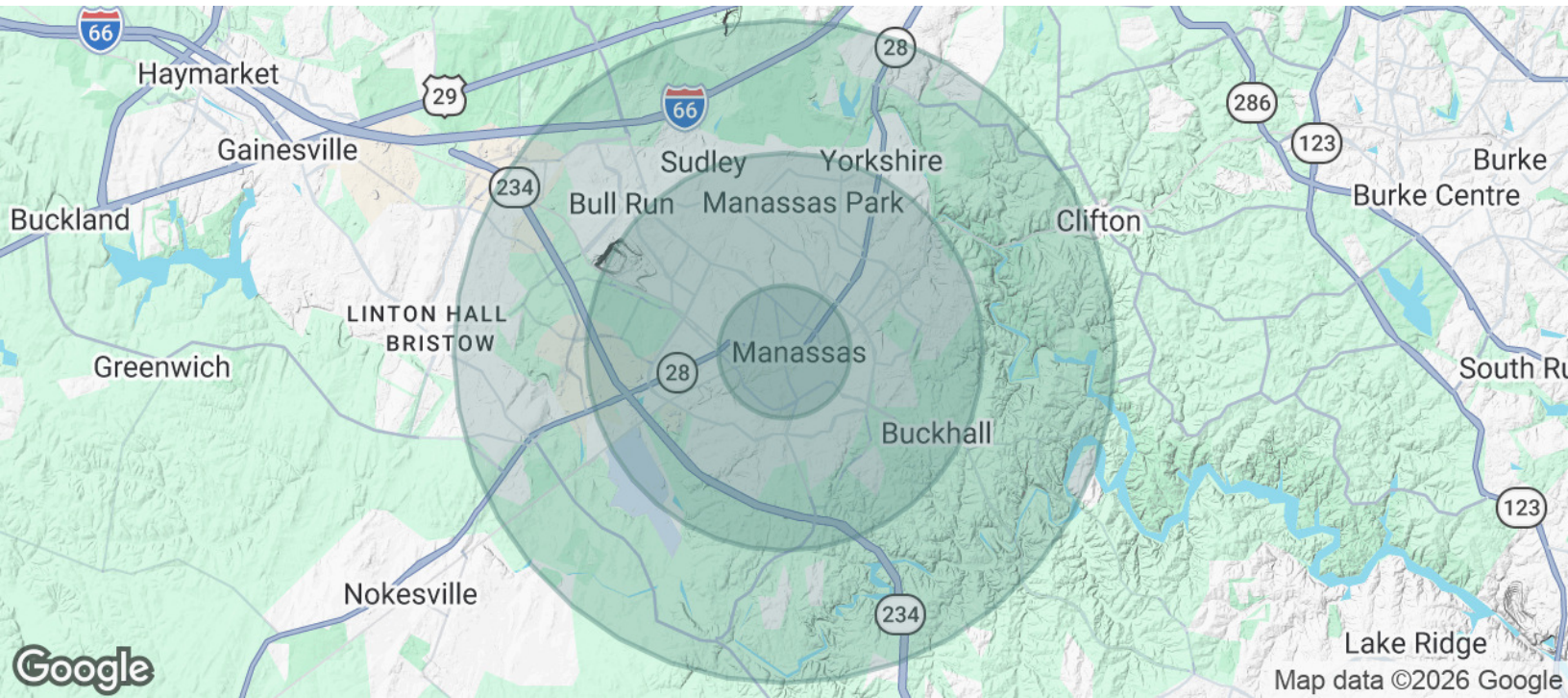
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,573	100,643	164,796
Average Age	34.8	35.2	34.8
Average Age (Male)	33.9	34.6	34.2
Average Age (Female)	35.6	35.9	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,445	31,732	52,743
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$91,153	\$105,790	\$116,549
Average House Value	\$316,719	\$335,562	\$359,575

2020 American Community Survey (ACS)

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