

REAL ESTATE INVESTMENT AND MANAGEMENT

# RETAIL FLEX CONDO FOR LEASE 7220 NATHAN CT., MANASSAS, VA 20109





# PROPERTY OVERVIEW

Available Unit: 7220 Nathan Ct.

Available SF: 1,700 - 3,400

Lease Price: \$17.00/SF + \$2.45 NNN

Zoning: B-1 (General Business)

Drive-In: One bay door 10' x 14'

Ceiling Height: 17'

# AREA HIGHLIGHTS

This retail flex unit is conveniently located just off
Business 234 and I-66. Located within the Build
America 8 complex, this is a prime commercial space for
a diverse range of businesses that require warehouse
space. The B-1 zoning accommodates various business
types. Ample parking for customers and staff. Close
proximity to Home Depot, Harbor Freight, The Tile Shop
and an abundance of national and premier retailers.

# FOR MORE INFORMATION

## **GEORGE BOOSALIS**

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## MELANIE NOBRIGA

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## THOMAS VELTSISTAS

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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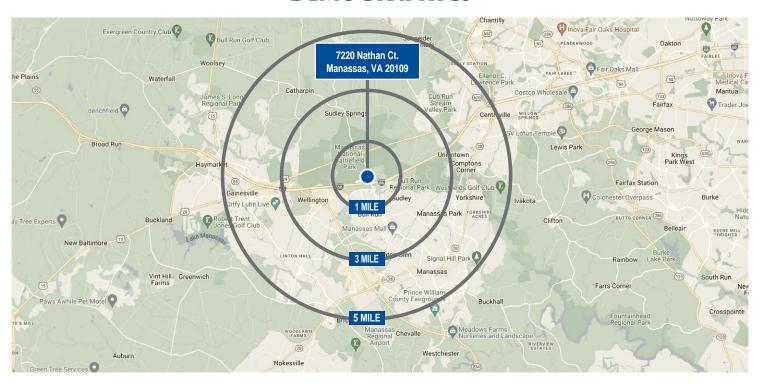
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# **DEMOGRAPHICS**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,533	54,089	175,486
Households	4,194	17,542	55,848
Avg HH Income	\$85,605	\$108,289	\$133,082
Median Home Value	\$318,568	\$361,526	\$432,703

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