

FOR LEASE

RETAIL BUILDING

8375A CENTREVILLE ROAD MANASSAS, VA 20111



OFFERING SUMMARY

Available SF:	2,550 SF
Lease Rate:	\$5,225.00 per month (NNN)
NNN Fees:	\$400.00 per month
Building Size:	2,250 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	Portion of 7896-16-9593

PROPERTY OVERVIEW

High visibility retail/office space available for lease. Approximately 2,550 SF. Zoned B-1; General Business allowing many by-right uses including general retail, event center, restaurant, financial institution, barber shop/salon, motor vehicle parts, church/religious facility and more.

LOCATION OVERVIEW

Well located property with frontage and access on Rt. 28/Centreville Rd. with approximately 41,000 VPD! Less than 2 miles from Old Town Manassas. This property is located in a Qualified HUBZone!

PRESENTED BY:

RYAN ARCHIBALD COMMERCIAL AGENT 703.330.1224 x1119 ryan@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



PRESENTED BY:

RYAN ARCHIBALD **CHUCK RECTOR**
COMMERCIAL AGENT *PRINCIPAL*
703.330.1224 x1119 703.330.1224
ryan@weber-rector.com chuck@weber-rector.com

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**WEBER
RECTOR**

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9401 Battle Street Manassas, VA 20110

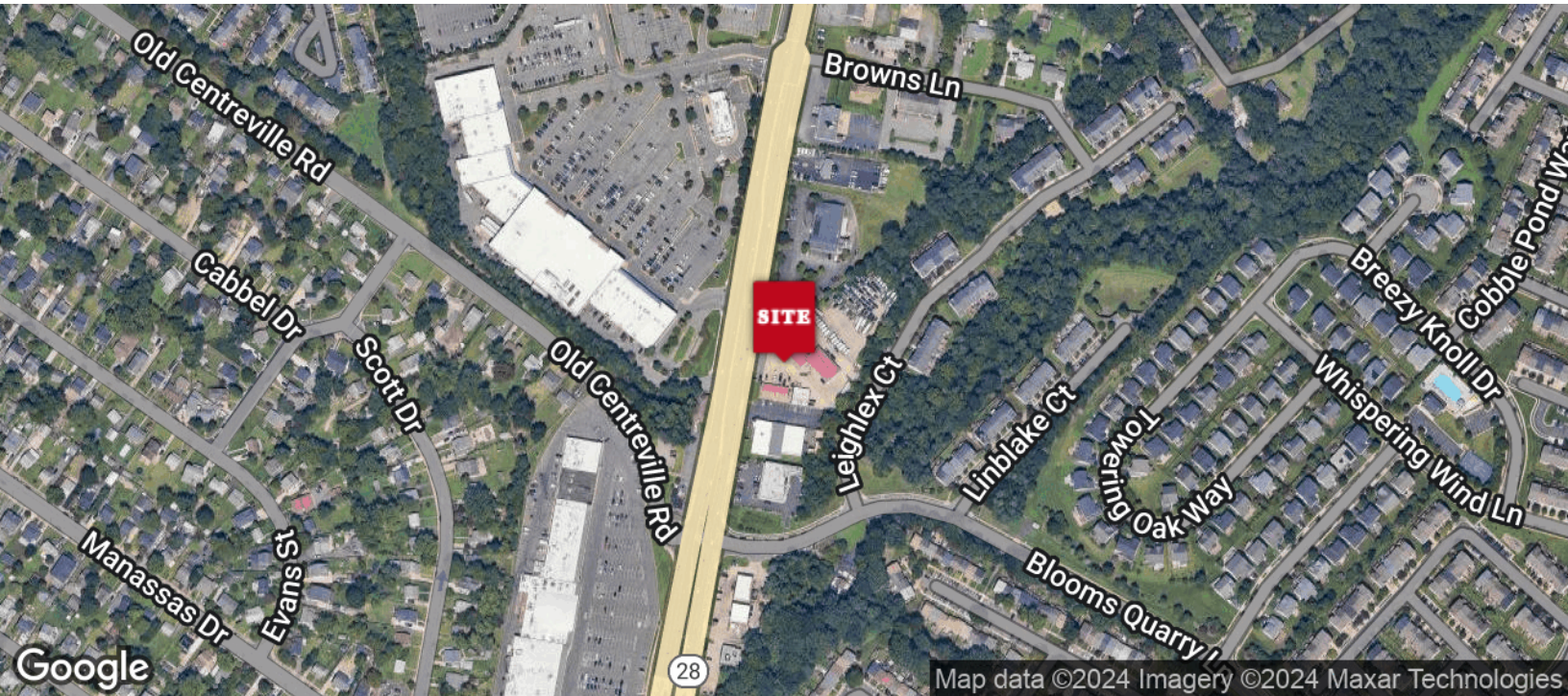
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LOCATION MAP



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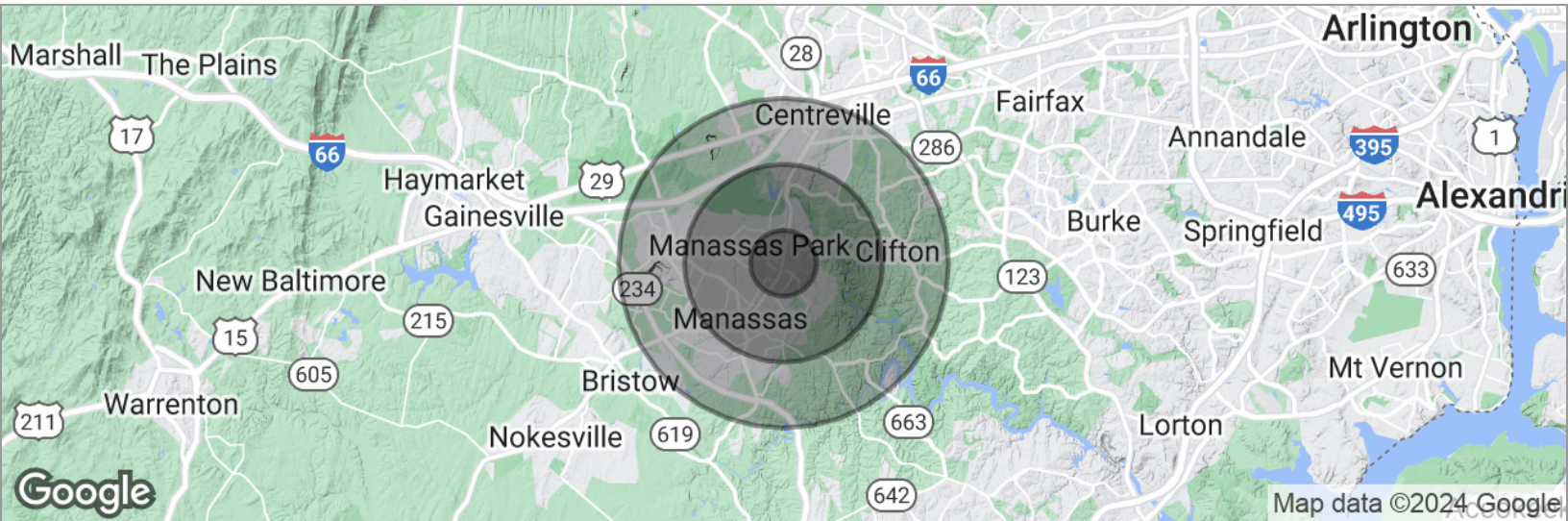
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,756	94,054	185,746
Median age	32.4	34.6	36.0
Median age (male)	32.0	33.8	34.9
Median age (Female)	31.5	34.8	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,071	29,297	60,373
# of persons per HH	3.4	3.2	3.1
Average HH income	\$86,642	\$104,060	\$114,433
Average house value	\$306,320	\$342,640	\$362,135

* Demographic data derived from 2020 ACS - US Census

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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

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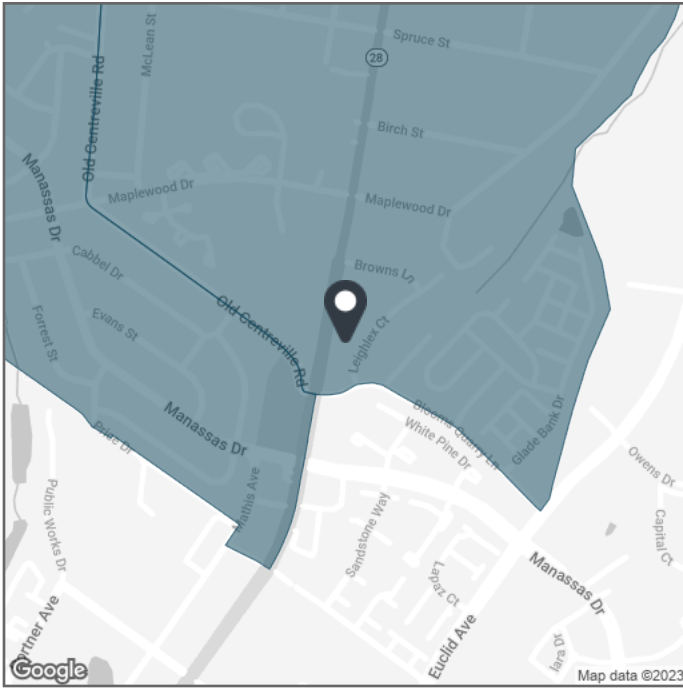
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SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 8375 Centreville Rd, Manassas, VA 20111, USA
38.774669°, -77.451149°

 **Qualified HUBZone**

Census Tract

Designation Details

Census Tract	
Tract ID:	51153901900
County:	Prince William County
State:	VA