



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:	3,400
Lease Price:	\$18.00/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

President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com
703.628.8978 cell

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.



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

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



FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com

703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com

703.628.8978 cell

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.

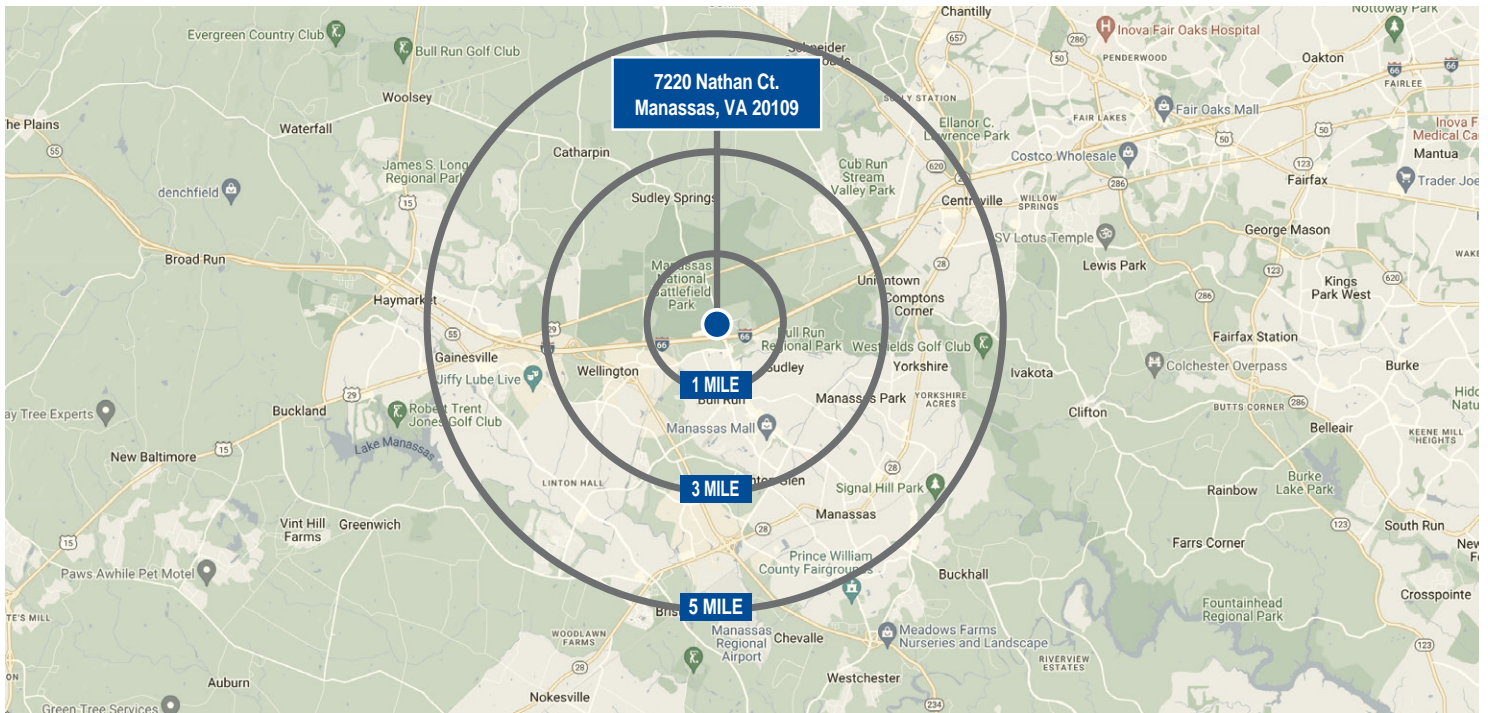


BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

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

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

FOR MORE INFORMATION

GEORGE BOOSALIS
President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA
melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS
thomas@boosalisproperties.com
703.628.8978 cell

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.