

FOR SALE

NNN INVESTMENT - DIALYSIS CENTER

9420 FORESTWOOD LN. FIRST FLOOR MANASSAS, VA 20110



SALE PRICE **\$2,700,000**

OFFERING SUMMARY

Cap Rate:	5.37%
NOI:	\$144,924
Unit Size:	9,981 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Price / SF:	\$270.51
Parcel ID:	112-58-02-100, 112-58-02-103, 112-58-02-104, & 112-58-02-105

PROPERTY OVERVIEW

Four first-floor office condos totaling 9,981 SF (full floor minus common area lobby) leased to DaVita Dialysis on a NNN basis. This nationally recognized medical tenant has occupied the space since 2015 and recently exercised the first of three 5-year renewal options, extending their lease through 5/31/2030. If all remaining options are exercised, the lease will run through 5/31/2040. The current monthly rent is \$12,077.01, reflecting a 10% escalation per the lease terms. Annual net operating income is \$144,924, resulting in a 5.37% cap rate. An excellent opportunity to acquire a stable, long-term healthcare investment.

LOCATION OVERVIEW

Located just off Sudley Rd. in established office park. Less than three quarters of a mile from Novant UVA Prince William Medical Center and just 1.5 miles from the PWC Courthouse. Less than 2 miles to Old Town Manassas shops & restaurants!

This property is located within a qualified Opportunity Zone!

PRESENTED BY:

BRIAN SNOOK
COMMERCIAL AGENT
703.330.1224
brian@weber-rector.com

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



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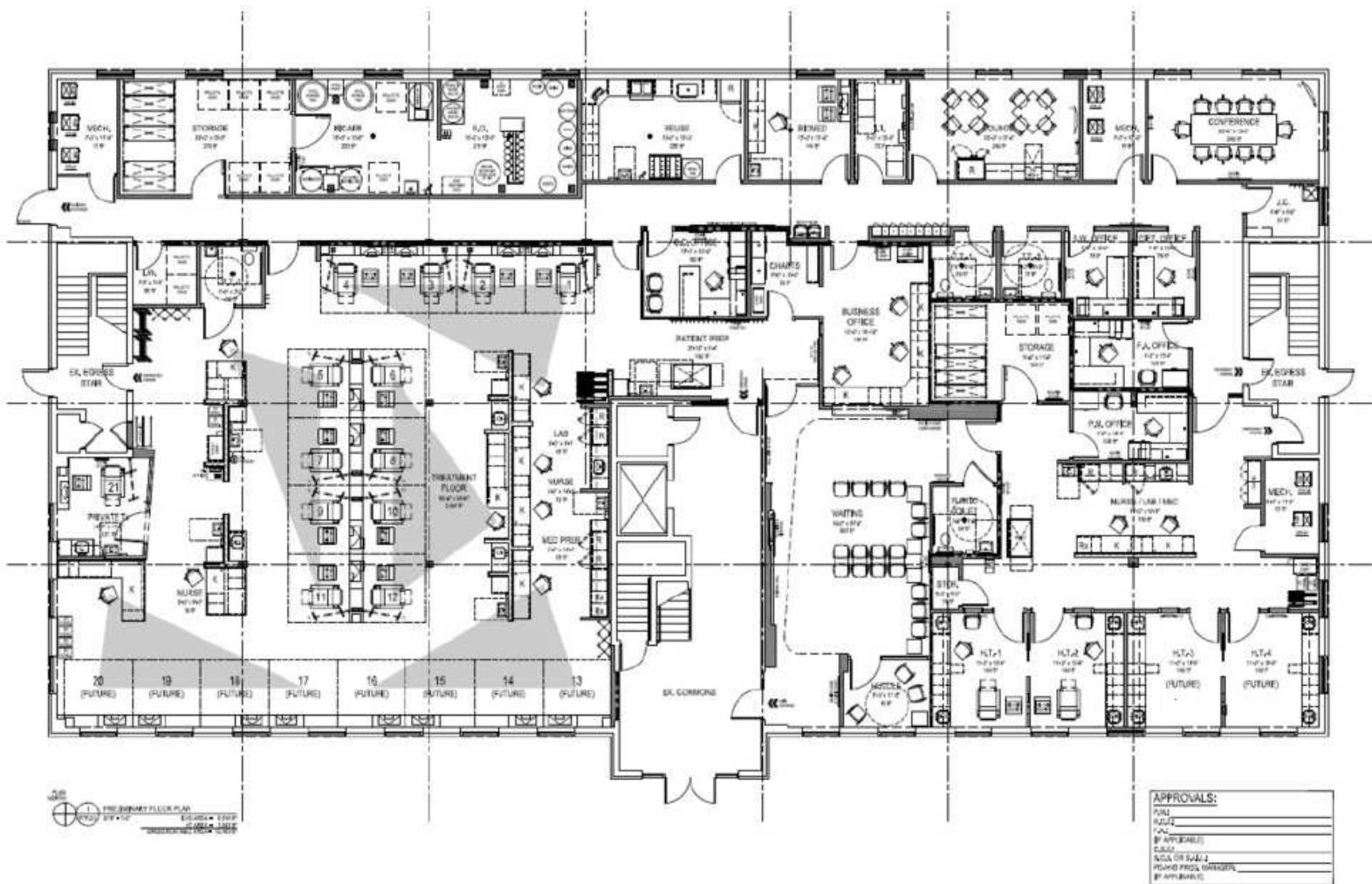
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FLOOR PLAN

VIDEO TOUR



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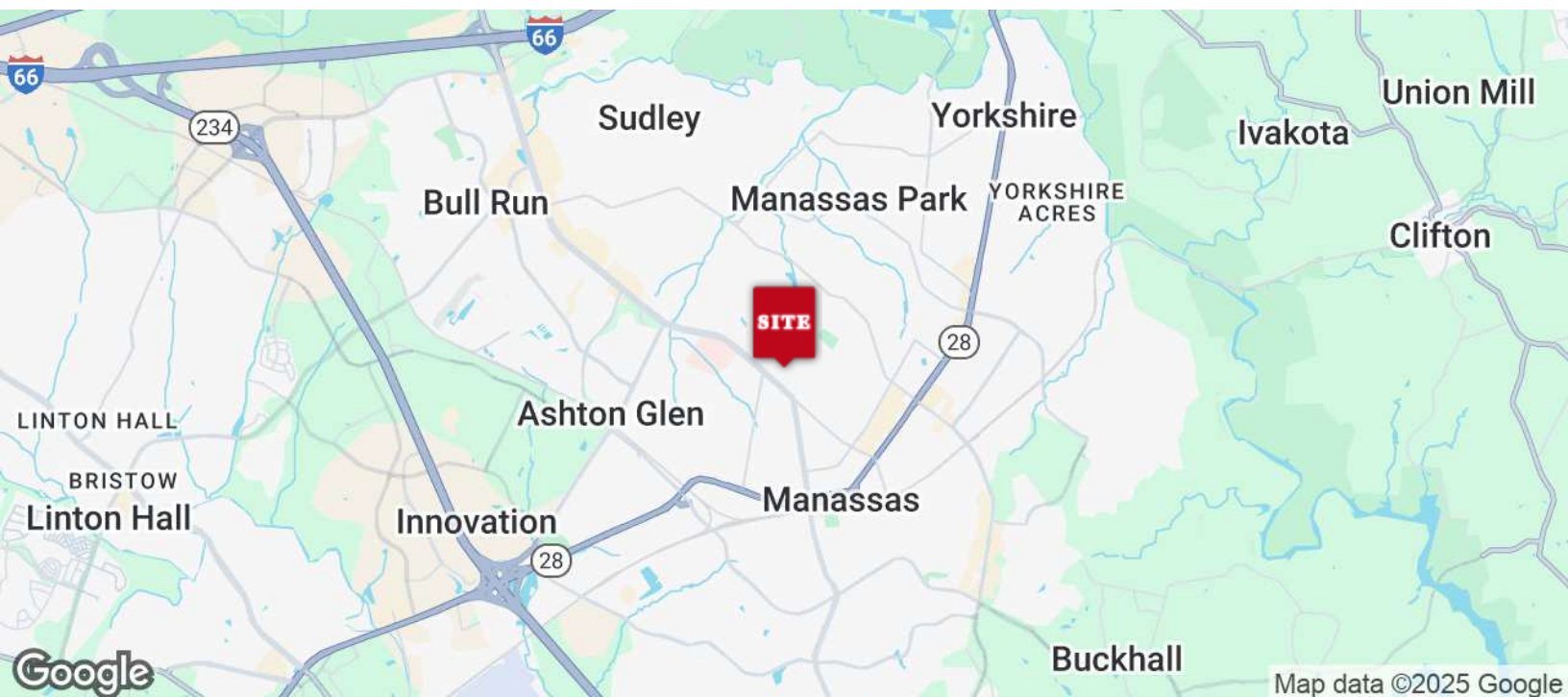
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LOCATION MAP



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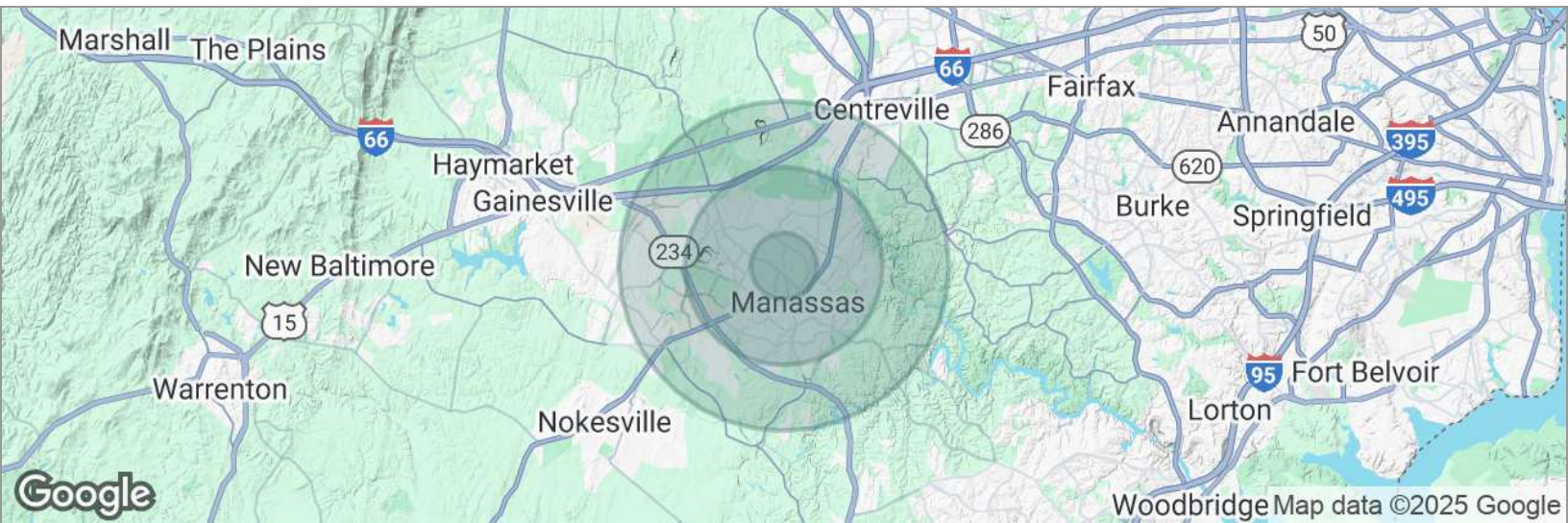
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	17,516	116,045	179,929
Median age	35.8	34.7	34.7
Median age (male)	35	34	34.2
Median age (Female)	36.6	35.4	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,457	37,524	57,579
# of persons per HH	3.2	3.0	3.1
Average HH income	\$108,220	\$99,895	\$118,483
Average house value	\$334,360	\$318,232	\$365,859

* Demographic data derived from 2020 US Census.

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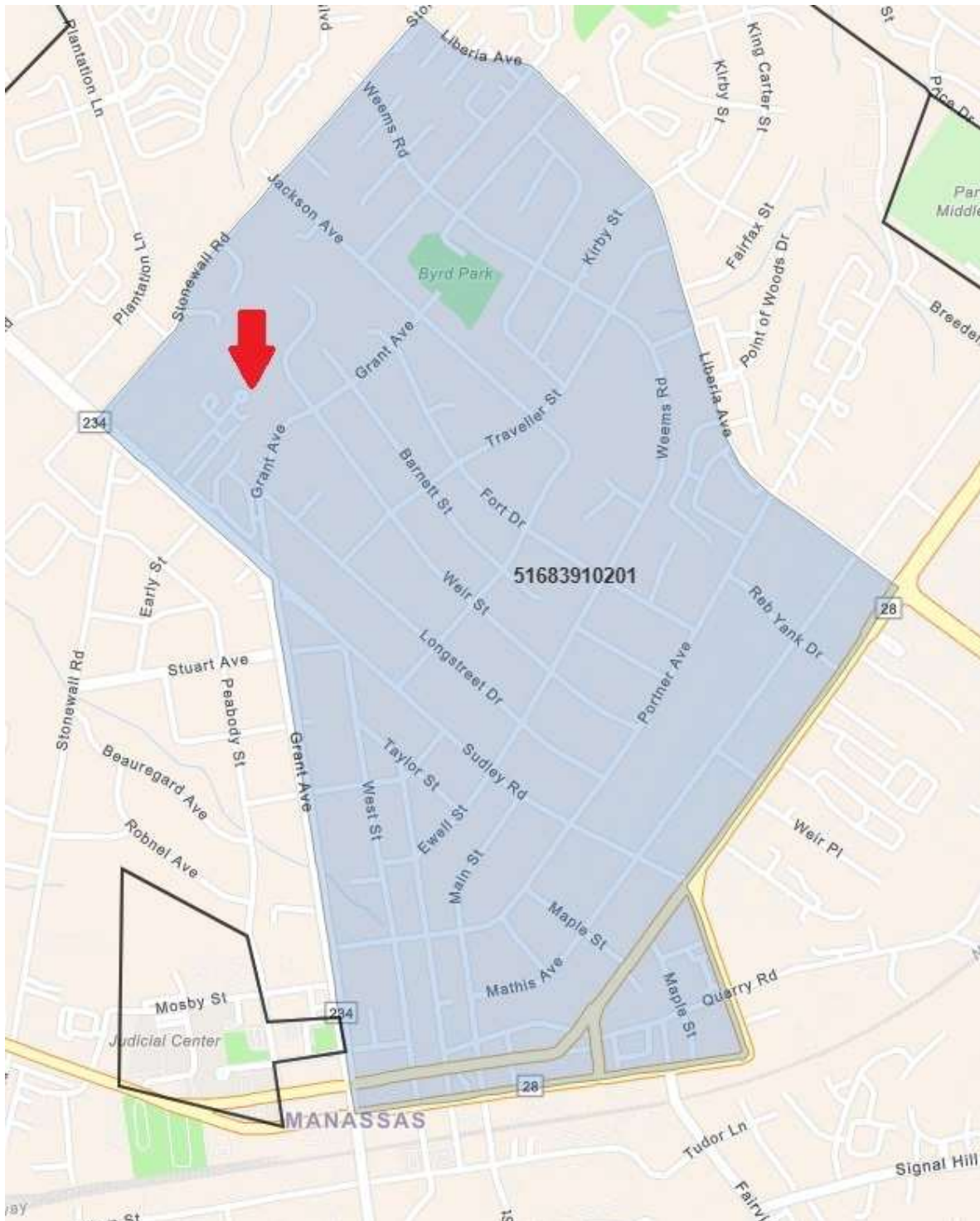
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QUALIFIED OPPORTUNITY ZONE



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