

FOR SALE

TURNKEY RESTAURANT + APARTMENTS - MIXED-USE OPPORTUNITY

9108 CENTER STREET MANASSAS, VA 20110



SALE PRICE **\$4,400,000**

OFFERING SUMMARY

Available SF:	6,730 SF
Building Size:	11,108 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Price / SF:	\$396.11
Parcel ID:	101-01-00-428B

PROPERTY OVERVIEW

Mixed-use opportunity featuring an 11,108 SF building with a fully built-out restaurant, three 2nd floor apartments, and additional storage space with value-add potential. The ground floor includes a high quality restaurant space with multiple dining areas, bar, and commercial kitchen, while the upper level offers 3 residential units and approximately 2,260 SF of unfinished storage area with concept plans for conversion to additional apartments. The property is offered as a potential owner-user opportunity, as the current restaurant operation will conclude with the sale; however, the existing business assets may be available separately, and ownership will also consider securing a long-term tenant to reposition the property as an income producing investment, providing flexibility for both users and investors.

LOCATION OVERVIEW

Located in the historic Old Town district of Manassas, the property benefits from a prominent corner position within a walkable, high-demand downtown environment anchored by retail, restaurants, local government offices, and the Prince William County Courthouse. The area experiences strong demand for both retail and residential uses, supported by proximity to the VRE station, consistent foot traffic, and access to Rt. 28, Rt. 234, and I-66. Old Town Manassas continues to see steady investment and redevelopment, and the property is situated within a Qualified Opportunity Zone (Census Tract 9102.01), offering potential tax advantages for investors.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@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

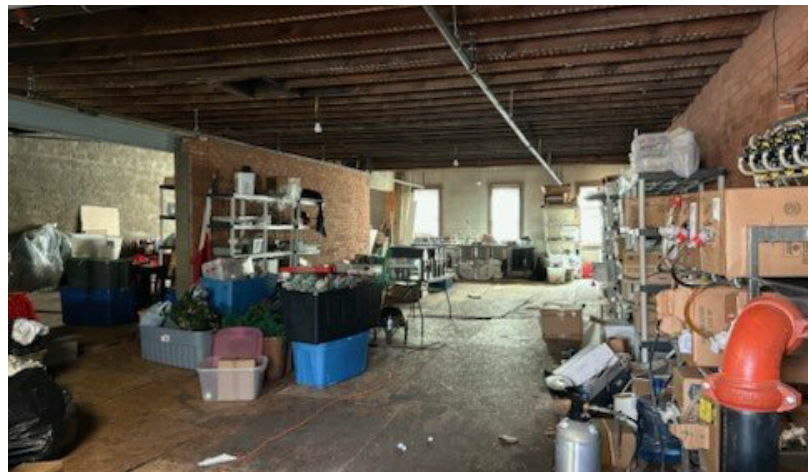
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ADDITIONAL PHOTOS



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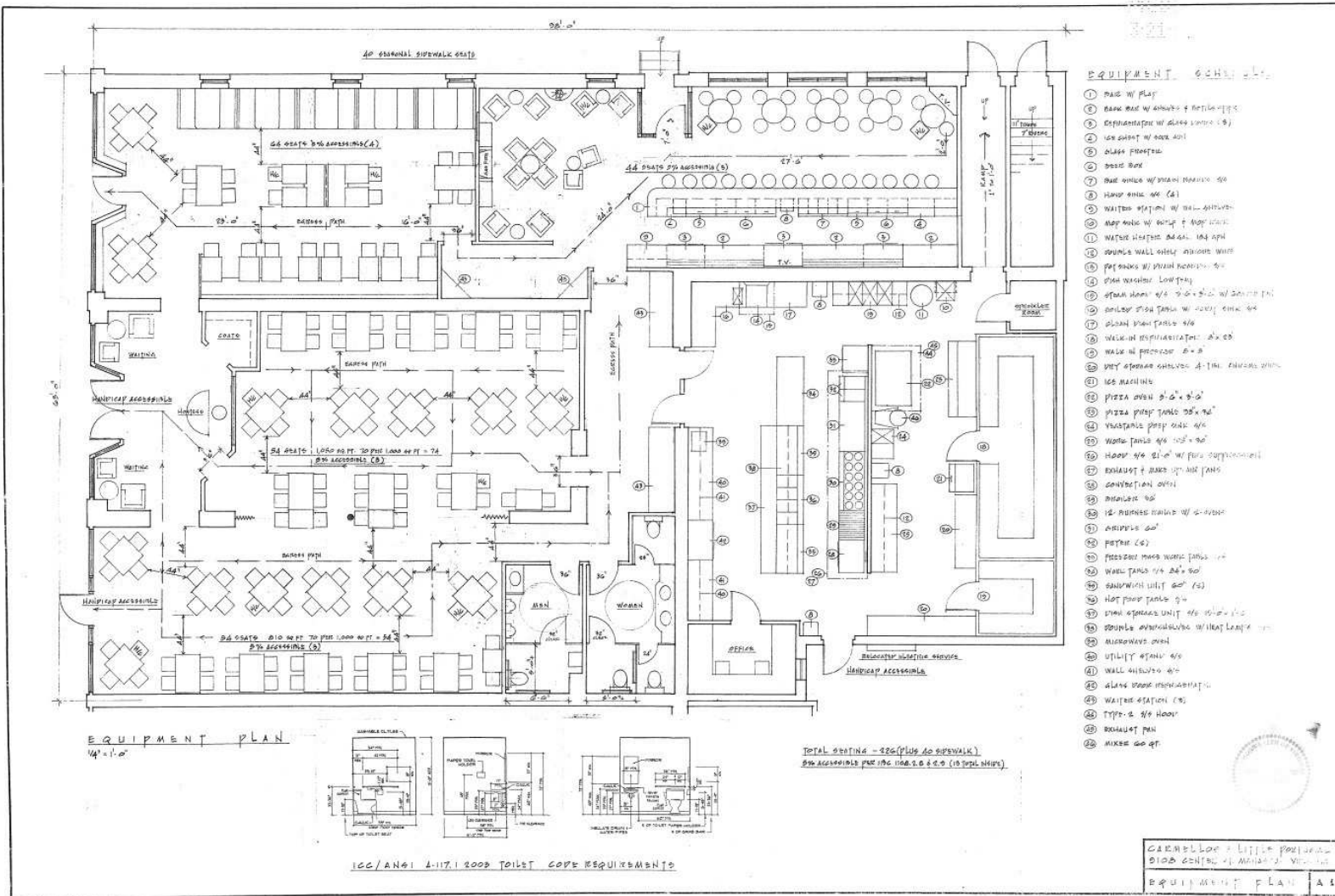
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RESTAURANT FLOOR PLAN



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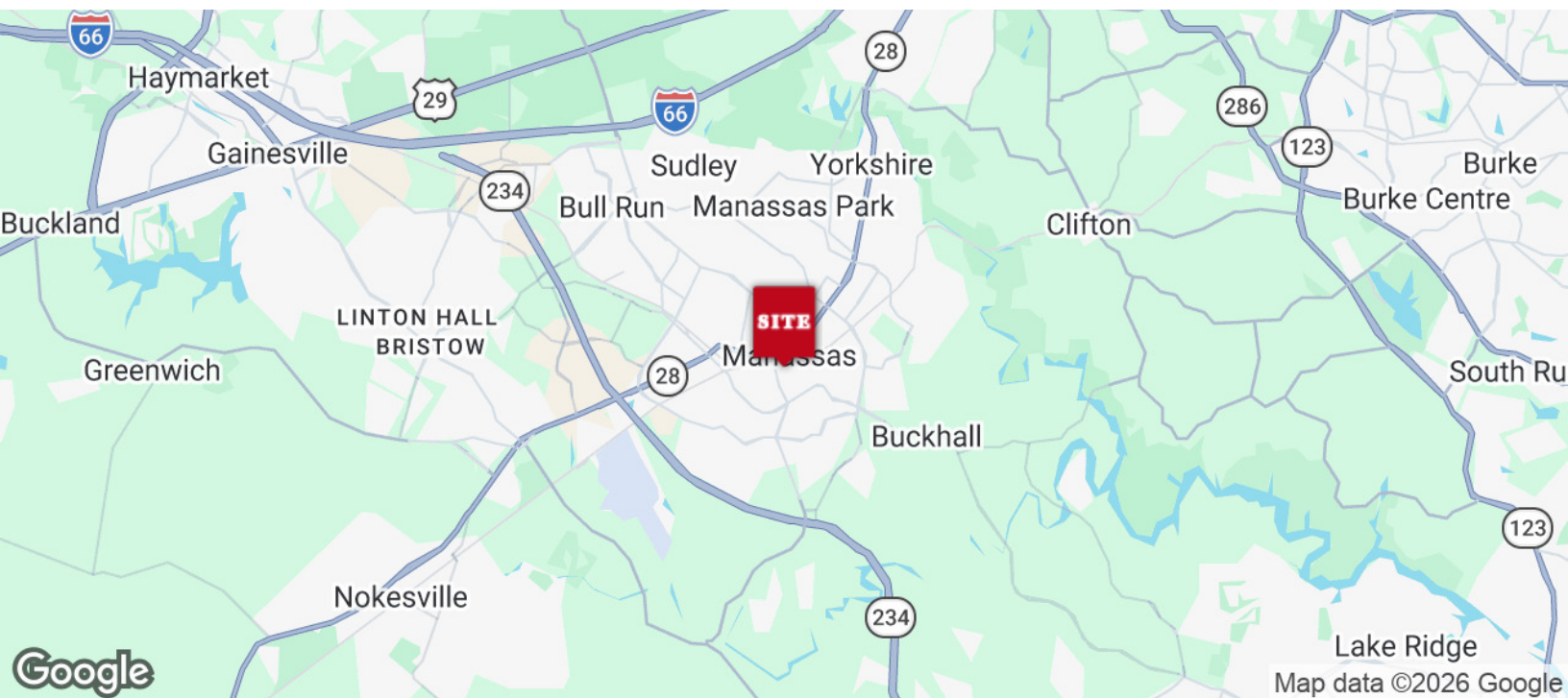
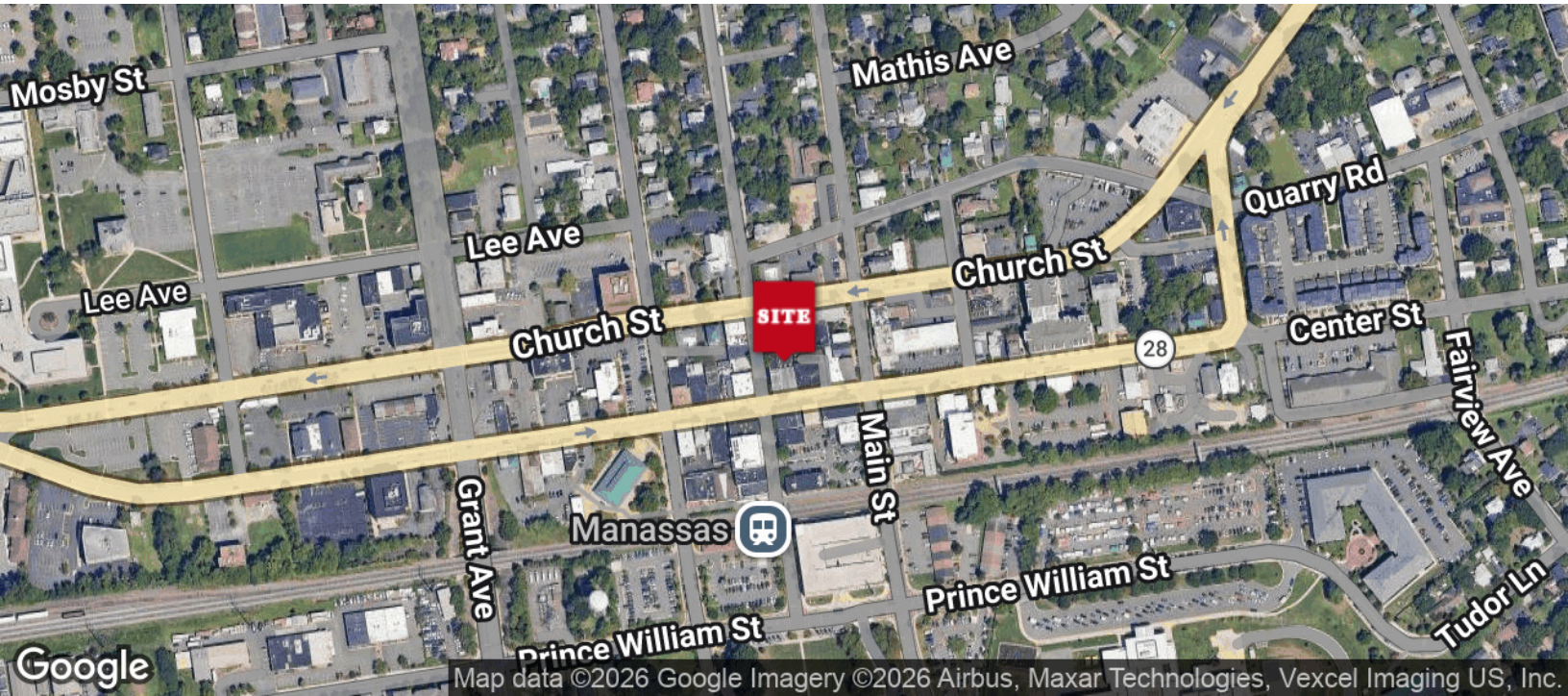
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LOCATION MAP



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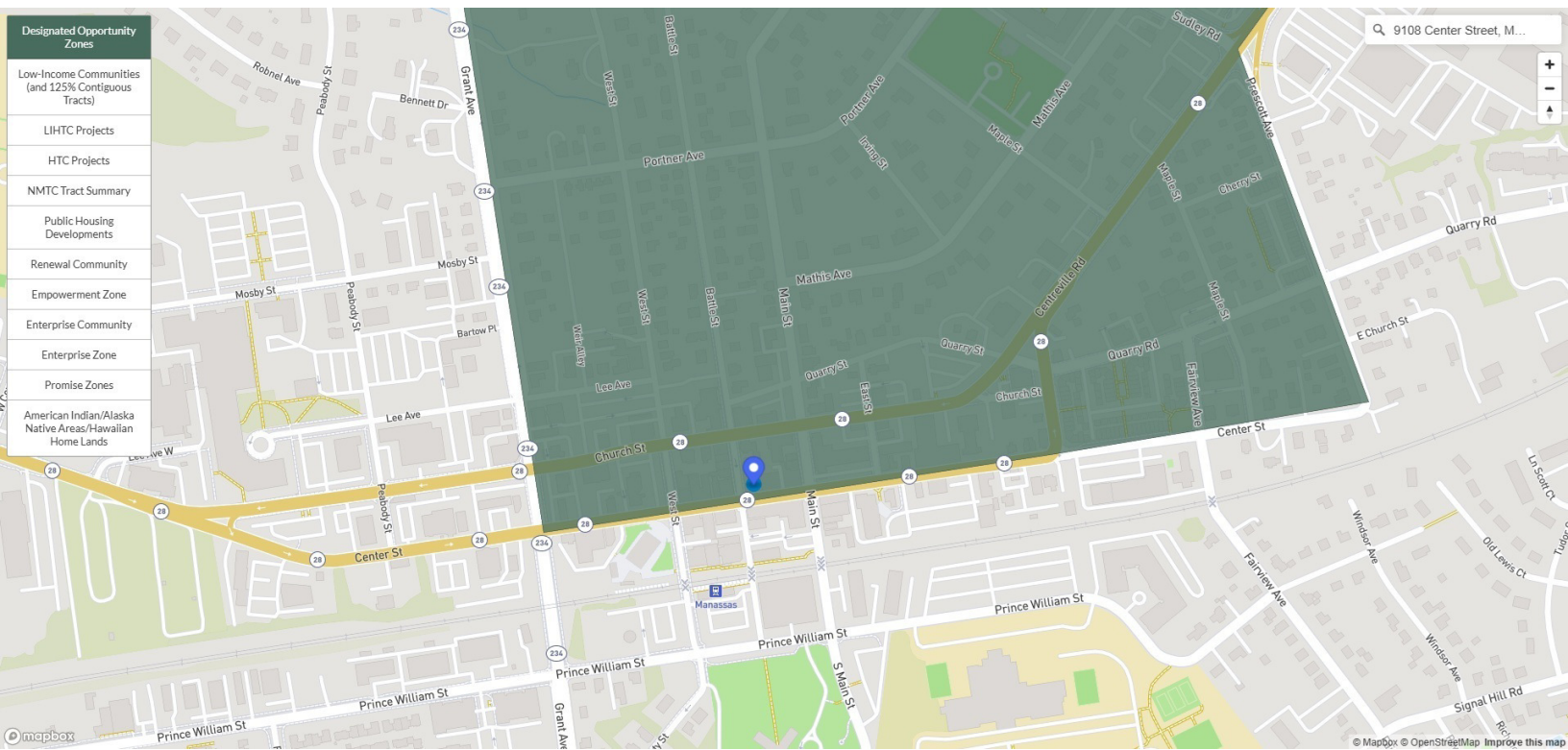
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QUALIFIED OPPORTUNITY ZONE



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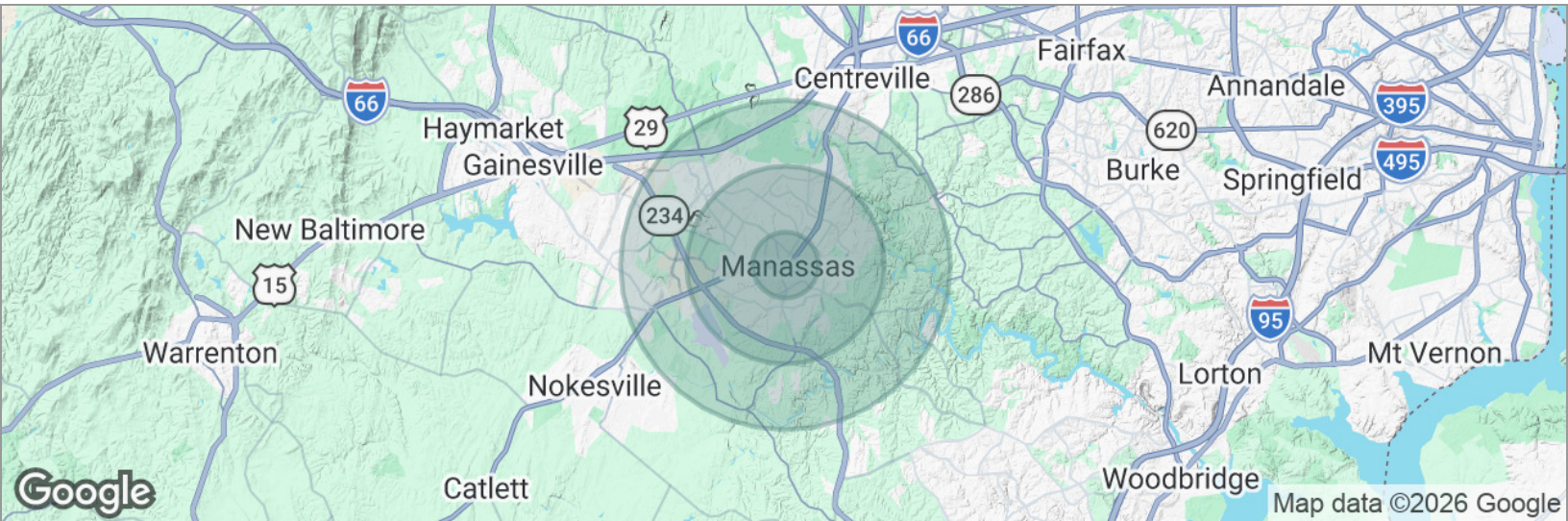
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,293	100,245	166,095
Median age	32.5	35.1	35.4
Median age (male)	31.2	34.8	34.8
Median age (Female)	34.4	34.9	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,802	30,888	52,847
# of persons per HH	3.0	3.2	3.1
Average HH income	\$129,915	\$135,294	\$144,240
Average house value	\$548,890	\$490,931	\$523,791

** Demographic data derived from 2020 ACS - US Census*

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