

2021 Mid-Year Downtown Manassas Market Report



Located in the historic heart of the City, Downtown Manassas and its vibrant businesses provide the vital heartbeat of Manassas. While the effects of the pandemic still linger in other areas of Northern Virginia, Historic Downtown Manassas is thriving with new outdoor dining, a full slate of events, and increasing visitors.

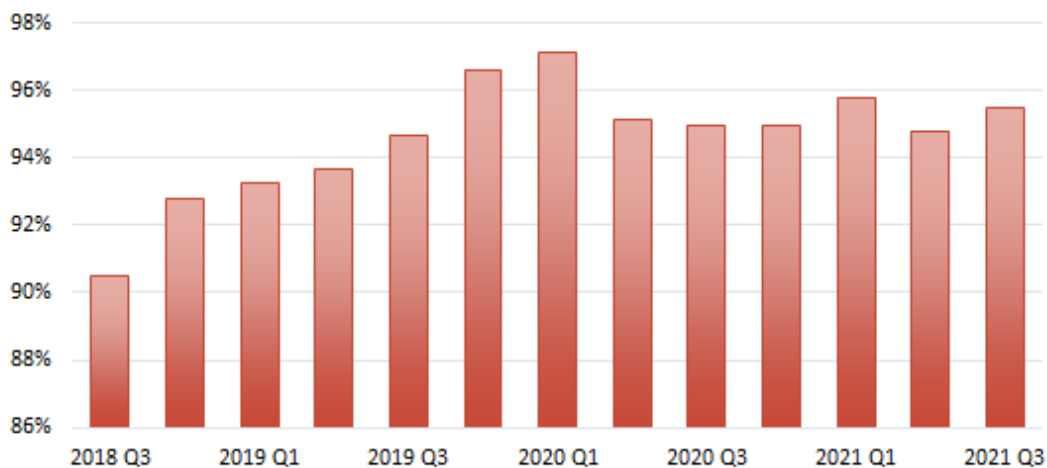
The first half of 2021 brought a host of new business activity to Historic Downtown Manassas starting with [Battle Street Bistro](#) and [Doug's Deli](#) opening their doors for the first time to Manassas diners. Local favorite [Zandra's Taqueria](#) also re-opened after an extensive renovation and addition of their rooftop bar. There was also notable office activity Downtown with Hepburn and Sons leasing additional floors at their Church Street location and Berkshire Hathaway-PenFed Realty opening an office in the historic Flach Building on Main Street.

Key commercial real estate market indicators further showcase a thriving Downtown with significant demand for new leasable space and rising market rents. For the first half of 2021, overall vacancy in Historic Downtown sat at 3.2%—well below the 5-year average (4.9%)—hovering slightly above the historic low 2.3% prior to the pandemic. Market rent, a key indicator of demand, experienced a healthy 2% rise over the last 6 months as well.

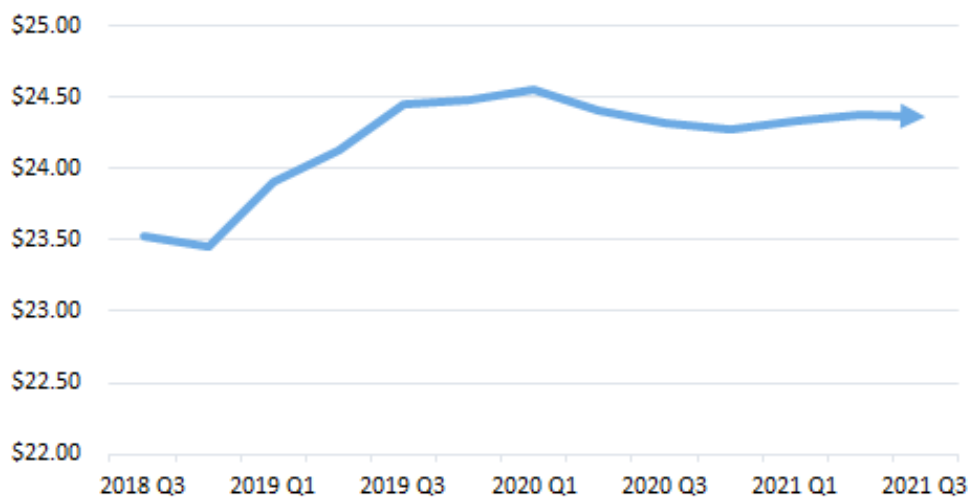
All signs are pointing up for Historic Downtown Manassas and we'd love your business to be the next part of its storied success. For more information on available storefronts, office space or redevelopment opportunities, please **contact us at 703-257-8881**.

DOWNTOWN OFFICE

Office Occupancy Rate

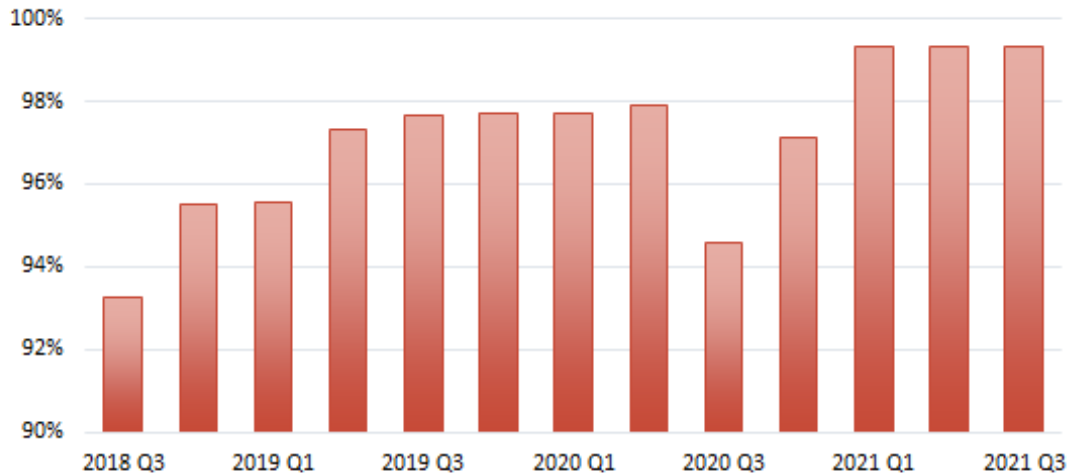


Office Market Rent

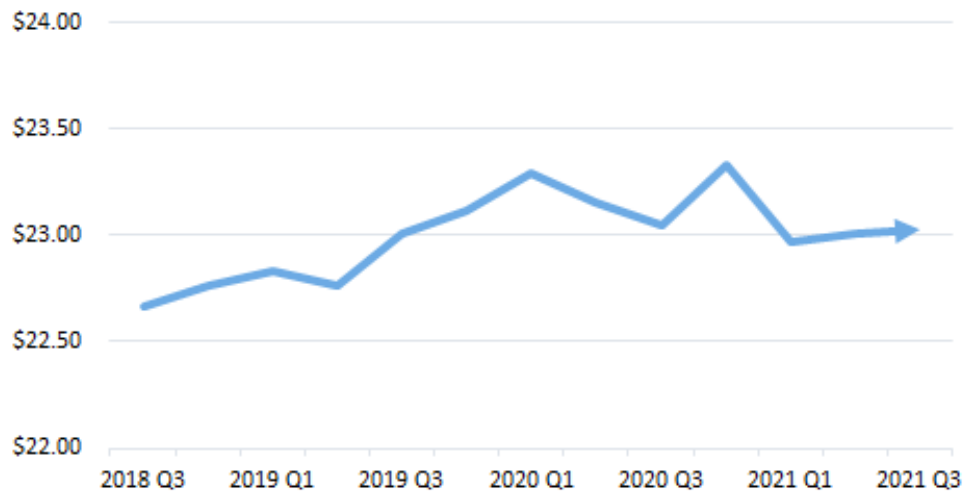


DOWNTOWN RETAIL

Retail Occupancy Rate



Retail Market Rent



Want to see the data? [Click here](#) for more

Who We Are

Here, at the Department of Economic Development, our team is driven by a commitment to help businesses like yours thrive and grow. Please consider us as your personal concierge for any business-related needs. From permitting and licensing assistance, to access to capital or finding solutions to workforce demands, we are here for you.

We understand that location is one of the most significant factors in whether a business succeeds and we thank you for choosing Manassas.

We also encourage your feedback. Please share ideas and information directly with us about anything that would be helpful to our local businesses. Also, don't forget to follow us on



[Facebook](#) and [Instagram](#) for updates on Manassas happenings.

[CONTACT US](#)

INNOVATE

INSPIRE

GROW

SUCCEED

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