

COST OF DOING BUSINESS

The City of Manassas boasts competitive tax rates while maintaining high levels of service to the business community.

TAXES

Real Estate	\$1.26 per \$100 (inclusive of fire/rescue levy)
Business Personal Property	\$3.60 per \$100 (80% yr1, 10% less each year 2-6) \$1.25 per \$100 (computers, 50% yr1, 35% yr2, 20% yr3)
Machinery and Tools	\$2.10 per \$100
Business Professional and Occupational License	No fee imposed on businesses w/ gross receipts below \$150k

UTILITIES

Manassas owns, operates and maintains its own water, sewer and electric utilities and is committed to offering reliable, cost-efficient service.

Electric	City of Manassas
Water/Sewer	City of Manassas
Gas	Columbia Gas
Telecommunications	Verizon South, Comcast

RENTS

Office	\$25.40 per/SF
Retail	\$26.85 per/SF
Flex/Ind	\$15.20 per/SF

*Average Q4 2022 – Q4 2023

3rd

Lowest electric rates in VA

99.9%

Reliability

INCENTIVES

The City offers a robust incentive program to assist existing and prospective businesses in offsetting the costs of expanding or relocating including:

CASH GRANTS

FEE WAIVERS

TAX ABATEMENT

- TECHNOLOGY ZONE:** The entire City has been designated a technology zone to attract and encourage growth of tech-based businesses and the industries of tomorrow.
- TOURISM ZONES:** The City has established two tourism zones in Historic Downtown and at The Landing at Cannon Branch to support growth in tourism and hospitality-based businesses.
- OPPORTUNITY ZONE:** A portion of the Mathis Corridor has been designated as an Opportunity Zone in an effort to encourage long-term investments in the aging corridor. Tax incentives are provided to investors who reinvest their unrealized capital gains into a property in this zone.

COMMUNITY PROFILE

The City of Manassas has a distinctively favorable business climate. Our AAA bond rating, strong community leadership, flexible regulatory environment and progressive economic development programs combine to foster an environment prime for business success. Not only do international employers like Micron and Lockheed Martin flourish, so do many homegrown micro-breweries, one-of-a-kind restaurants and boutique retail shops that call Manassas home.

42,620

Population

\$110,559

Median Income

97.6%

Employment Rate



Open for Business



9027 Center Street | Suite 401 | Manassas, Virginia 20110
www.choosemanassas.org | 703.257.8881



2023-2024 COMMUNITY PROFILE

EMPLOYMENT HUB

With more than 1,600 businesses in the City, Manassas is a regional employment center for the aerospace, healthcare, defense, semiconductor, and advanced manufacturing industries, and has become one of the most highly sought-after locations in Virginia for tech companies. These industries, and more, choose Manassas for our pro-business climate, quality workforce and accessibility.

23,686
Employed Civilian Labor Force

18,462
Commute into Manassas
daily—easier to reach than virtually
any work destination
in the DC metro area.

Largest Employers

- ✓ Micron Technology
- ✓ Novant Health UVA Health System
- ✓ Lockheed Martin
- ✓ American Disposal Service
- ✓ Aurora Flight Sciences
- ✓ BAE Systems
- ✓ S.W.I.F.T.
- ✓ ARS (American Residential Services)



3rd
highest
manufacturing wage
\$2,076

6th
highest
weekly wages in VA
\$1,486

5th
highest professional &
business services wage
\$2,174

TRANSPORTATION

Thirty miles from DC, Manassas provides companies with a strategic advantage for doing business in a global market. Our network of roads, rail and air provides unprecedented 24-hour access to regional, national and international markets.



Air

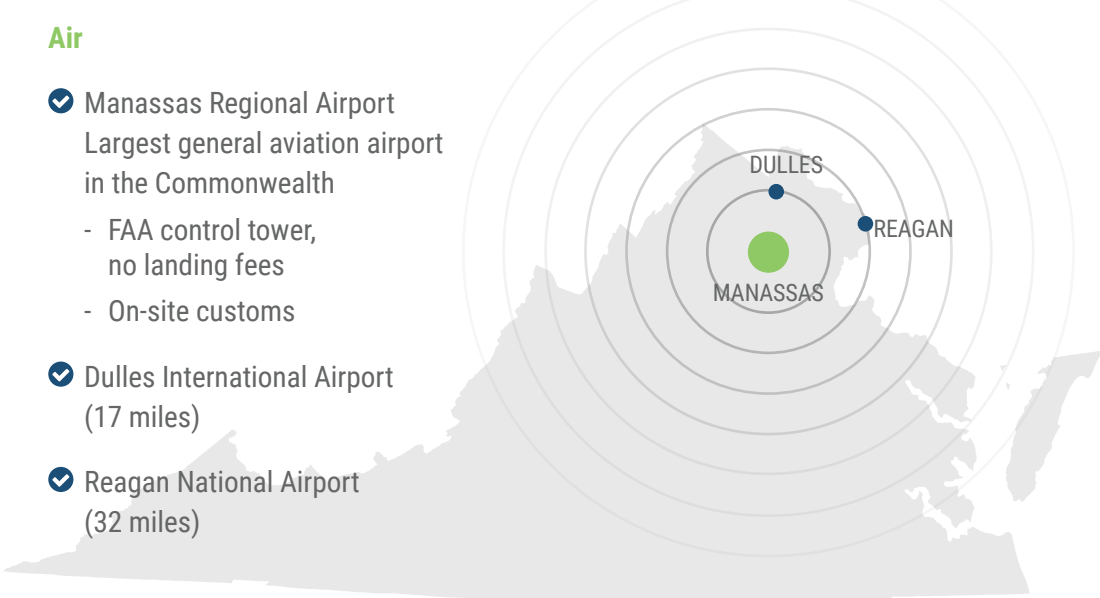
- ✓ Manassas Regional Airport
Largest general aviation airport in the Commonwealth
 - FAA control tower, no landing fees
 - On-site customs
- ✓ Dulles International Airport (17 miles)
- ✓ Reagan National Airport (32 miles)

Rail

- ✓ Virginia Railway Express (VRE) provides commuter rail service into DC
- ✓ Amtrak's Acela Express line services a growing share of business and leisure passenger travel for the Northeast's major metro regions including Baltimore, Philadelphia, Boston and New York
- ✓ CSX and Norfolk Southern provide traditional freight and intermodal container transportation

Roads

- ✓ Direct access to Interstates 66 and 95



WORKFORCE

Manassas has what businesses need to succeed: a highly-skilled and technical workforce with access to major universities and first-class training providers. Our diverse talent base is poised to meet current and future industry needs.

86%
of population have
post-HS education

35%
have bachelor's degree or higher

75%
of Northern VA's workforce lives
within a 30-mile commute

Higher Education/Training Providers

GEORGE MASON UNIVERSITY
A top research university

NOVA Northern Virginia Community College
Largest community college system in the Commonwealth

SKILLSOURCE GROUP
Northern Virginia Workforce System
Leading workforce training provider



The City's diverse workforce includes young driven innovative thinkers as well as technically-skilled, highly-educated professionals... and everything in between. With an employee base of 1.5 million within a 30-minute commute, Manassas businesses thrive.