

9108 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	11,108 SF (39.4%)
Built	1910
Tenancy	Multiple
Available	6,730 SF
Max Contiguous	6,730 SF
Asking Rent	\$35.00 SF/Year/NNN
Frontage	64' on Center St
For Sale	\$4,400,000 (\$396.11/SF)
True Owner	Carmello's



Sales Company:

Weber Rector Commercial Real Estate Services: Chuck Rector (703) 929-9758

Leasing Companies:

Weber Rector Commercial Real Estate Services: Chuck Rector (703) 929-9758

Property Details

Land Area	0.15 AC (6,730 SF)	Zoning	B3
Building FAR	1.65	Parcel	101-01-00-428B

Amenities

No Data Available

For Sale Summary

Asking Price	\$4,400,000 (\$396.11/SF)	Built	1910
Status	Active	On Market	70 Days
Sale Type	Investment or Owner User	Last Update	June 15, 2026
Land	0.15 AC		

Previous Sale

No Data Available

For Lease Summary

Number of Spaces	1	Asking Rent	\$35.00 SF/Year
Smallest Space	6,730 SF	Service Type	Triple Net
Max Contiguous	6,730 SF	CAM	\$5.71/SF
Vacant	6,730 SF	Retail Available	6,730 SF
% Leased	39.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	6,730	6,730	6,730	\$35.00 NNN	Vacant	Negotiable



9108 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Traffic Volume	12,029 on Main St (2025); 11,516 on West St (2025); 13,031 on Main St (2025); 11,895 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 1,309 on Mathis Ave (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 9,220 on Lee Ave (2025)		
Frontage	64' on Center St		
Commuter Rail	Manassas Amtrak Station		1 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	70 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carmello's	1	-	25	May 2007	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Cockes Building Inc	Manassas, VA 20110	-
True Owner	Carmello's	Manassas, VA 20110	(703) 368-5522
Contacts	Alice Pires (703) 368-5522		
Sales	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Chuck Rector (703) 929-9758		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	60.6%	↑ 60.6%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$35.00/SF	↑ 1.6%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



8759 Mathis Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	3,138 SF (0.0%)
Built	1990
Tenancy	Multiple
Available	1,569 SF
Max Contiguous	1,569 SF
Asking Rent	\$20.00 SF/Year/NNN
For Sale	\$450,000
Parking Spaces	19.37/1,000 SF; 30 Surface Spaces
True Owner	Kenney Properties



Sales Company:

Unit A - Kenney Properties: Francis Kenney (703) 731-9208

Leasing Companies:

Kenney Properties: Francis Kenney (703) 731-9208

Property Details

Zoning	GENERAL CO	Parcel	111-30-00-C2-LM
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Amenities

No Data Available

For Sale Summary

Asking Price	\$450,000	Condo Type	Office/Retail
Status	Active	Condo Size	1,569 SF
Asking Price Per Area	\$286.81/SF	On Market	101 Days
Sale Type	Investment or Owner User	Last Update	June 15, 2026
Total Condos for Sale	1		

Previous Sale

No Data Available

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,569 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	1,569 SF	Service Type	Triple Net
Vacant	3,138 SF	Office/Retail Available	1,569 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 2	-	Office/Retail	Direct	1,569	1,569	1,569	\$20.00 NNN	Vacant	3 - 5 Years



8759 Mathis Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	19.37/1,000 SF; 30 Surface Spaces		
Traffic Volume	42,694 on Kincheloe Dr (2025); 29,415 on Liberia Ave (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 38,027 on Centreville Rd (2025); 3,853 on Reb Yank Dr (2025); 26,526 on Reb Yank Dr (2025); 11,939 on Bucyrus Ct (2025); 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025)		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		5 min drive
Airport	Washington Dulles International		31 min drive
	Ronald Reagan Washington Ntl		47 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	KENNEY HOLDINGS CORPORATION	Manassas, VA 20110	-
True Owner	Kenney Properties	Herndon, VA 20170	(770) 361-6468
Contacts	Francis Kenney (703) 731-9208		
Sales	Kenney Properties	Herndon, VA 20170	(770) 361-6468
Contacts	Francis Kenney (703) 731-9208		

Market Conditions

Vacancy Rates			Submarket Leasing Activity		
	Current	YOY Change		Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			
Market Asking Rent Per Area			Submarket Sales Activity		
	Current	YOY Change		Current	Prev Year
Subject Property	\$20.00/SF	↓ -1.9%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



9109 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA	1,496 SF
Built	1910
Tenancy	Multiple
Asking Rent	Withheld
Frontage	14' on Center St
For Sale	\$674,900 (\$451.14/SF)
True Owner	Robert Gregory

Sales Company:

Crossroads, Realtors: Tom Compton (703) 402-8803

Primary Leasing Company:

Crossroads Commercial



Property Details

Land Area	0.02 AC (850 SF)	Zoning	B3
Building FAR	1.76	Parcel	101-01-00-206

Amenities

- Storage Space

For Sale Summary

Asking Price	\$674,900 (\$451.14/SF)	Built	1910
Status	Active	On Market	91 Days
Sale Type	Investment or Owner User	Last Update	June 3, 2026
Land	0.02 AC	Sale Conditions	1031 Exchange

Previous Sale

No Data Available

For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Traffic Volume	12,029 on Main St (2025); 11,895 on Main St (2025); 13,031 on Main St (2025); 11,516 on West St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 1,309 on Mathis Ave (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 11,513 on Zebedee St (2025)		
Frontage	14' on Center St		
Commuter Rail	Manassas Amtrak Station		1 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	50 - Fairly friendly		



9109 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation (Continued)

Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	70 - Moderately friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shining Sol	Unkwn	-	-	Nov 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Lynch Sharon D	Manassas, VA 20110	-
True Owner	Robert Gregory	Manassas, VA 20110	(703) 368-1165
Contacts	Robert Gregory (703) 368-1165		
Primary Leasing	Crossroads Commercial	Manassas, VA 20110	(703) 530-1830
Sales	Crossroads, Realtors	Manassas, VA 20110	(703) 530-1830
Contacts	Tom Compton (703) 402-8803		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.68/SF	↓ -2.8%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



8788 Commerce Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA	6,250 SF
Built	1987
Tenancy	Single
Available	6,250 SF
Max Contiguous	6,250 SF
Asking Rent	\$19.20 SF/Year/+UTIL
Frontage	62' on Commerce Ct
For Sale	\$6,000,000 (\$960.00/SF)
Parking Spaces	3.36/1,000 SF; 20 Surface Spaces
True Owner	Kim Tina Living Trust



Sales Company:

RealtyWatch: Edgar Lee (703) 819-7000

Primary Leasing Company:

RealtyWatch: Edgar Lee (703) 819-7000

Property Details

Land Area	0.42 AC (18,295 SF)	Zoning	B4
Building FAR	0.34	Parcel	100-26-00-8

Amenities

- Signage

For Sale Summary

Asking Price	\$6,000,000 (\$960.00/SF)	Built	1987
Status	Active	On Market	2,578 Days
Sale Type	Owner User	Last Update	June 23, 2026
Land	0.42 AC	Sale Conditions	Lease Option

Previous Sale

No Data Available

For Lease Summary

Number of Spaces	1	Asking Rent	\$19.20 SF/Year
Smallest Space	6,250 SF	Service Type	Plus Utilities
Max Contiguous	6,250 SF	Retail Available	6,250 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	6,250	6,250	6,250	\$19.20 +UTIL	60 Days	5 - 10 Years



8788 Commerce Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	3.36/1,000 SF; 20 Surface Spaces		
Traffic Volume	38,027 on Centreville Rd (2025); 4,996 on I Beam Ln (2024); 29,415 on Liberia Ave (2025); 5,202 on I Beam Ln (2025); 26,526 on Reb Yank Dr (2025); 36,086 on Liberia Ave (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 42,694 on Kincheloe Dr (2025)		
Frontage	62' on Commerce Ct		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		32 min drive
	Ronald Reagan Washington Ntl		48 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Virginia Auto Body	1	6,250	6	Jun 2007	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Kim Tina Living Trust	Centreville, VA 20120	(703) 818-0285
True Owner	Kim Tina Living Trust	Centreville, VA 20120	(703) 818-0285
Primary Leasing	RealtyWatch	Great Falls, VA 22066	(703) 759-4560
Contacts	Edgar Lee (703) 819-7000		
Sales	RealtyWatch	Great Falls, VA 22066	(703) 759-4560
Contacts	Edgar Lee (703) 819-7000		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.68/SF	↓ -2.8%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



9321 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA	25,950 SF
Built	1964
Tenancy	Single
Asking Rent	Withheld
Frontage	103' on Center St St
Parking Spaces	4.62/1,000 SF; 120 Surface Spaces
True Owner	Lindsay Automotive Group

Sales Company:

CBRE: Joseph McDonnell (202) 459-8901, John Ryan (703) 201-1189



Property Details

Land Area	3.37 AC (146,797 SF)	Zoning	I1
Building FAR	0.18	Parcel	101-01-00-249

Amenities

No Data Available

For Sale Summary

Asking Price	Withheld	Built	1964
Status	Active	On Market	177 Days
Sale Type	Investment or Owner User	Last Update	June 22, 2026
Land	3.37 AC		

Previous Sale

No Data Available

For Lease Summary

No Data Available

Available Spaces

No Data Available

Transportation

Parking Details	4.62/1,000 SF; 120 Surface Spaces		
Traffic Volume	138 on S Hall Ter (2025); 230 on Milford Rd (2025); 441 on Milford Rd (2025); 9,984 on Peabody St (2025); 10,785 on Peabody St (2025); 11,158 on Not Available (2020); 9,970 on Grant Ave (2025); 21,134 on Brinkley Ln (2025); 9,220 on Lee Ave (2025)		
Frontage	103' on Center St St		
Commuter Rail	Manassas Amtrak Station		11 min walk
	Manassas		10 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		51 min drive



9321 Center St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lindsay Automotive Group	1	25,450	25	Aug 2007	-
Harley-Davidson	1	500	0	Aug 2007	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
True Owner	Lindsay Automotive Group	Woodbridge, VA 22191	(703) 670-8181
Contacts	Christopher Lindsay (703) 670-8181		
Sales	CBRE	McLean, VA 22102	(703) 821-6900
Contacts	Joseph McDonnell (202) 459-8901, John Ryan (703) 201-1189		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 2-4 Star	3.8%	↑ 1.0%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.30/SF	↑ 6.1%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 2-4 Star	\$29.54/SF	↑ 4.3%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



8780 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	10,832 SF (62.8%)
Built	1987
Tenancy	Multiple
Available	1,537 - 4,035 SF
Max Contiguous	2,498 SF
Asking Rent	Withheld
Frontage	92' on Centreville Rd
Parking Spaces	4.25/1,000 SF; Covered Spaces Available; 46 Surface Spaces



Property Details

Land Area	0.95 AC (41,382 SF)	Zoning	B-4
Building FAR	0.26	Parcel	111-15-00-E14

For Lease Summary

Number of Spaces	2	% Leased	62.8%
Smallest Space	1,537 SF	Asking Rent	Withheld
Max Contiguous	2,498 SF	Retail Available	2,498 SF
Total Available	4,035 SF	Office/Retail Available	1,537 SF
Vacant	4,035 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Retail	Direct	2,498	2,498	2,498	Withheld	Vacant	Negotiable
P 2	201	Office/Retail	Direct	1,537	1,537	1,537	Withheld	Vacant	5 Years

Amenities

- 24 Hour Access
- Air Conditioning
- Restaurant
- Signage

Contacts

Type	Name	Location	Phone
True Owner	Danny Y Lee & Jacklyn I Lee	Oak Hill, VA 20171	(703) 860-4204
Contacts	Danny Lee (703) 293-2950		
Primary Leasing	Pacific Realty	Centreville, VA 20121	(703) 593-1132
Contacts	Jackie Lee (703) 593-1132, Danny Lee (703) 862-3552		

8780 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

Sale Date	4/2/2025	Sale Type	Investment
Sale Price	\$3,200,000	Comp Status	Research Complete
Comp ID	7125184		

Transportation

Parking Details	4.25/1,000 SF; Covered Spaces Available; 46 Surface Spaces		
Traffic Volume	42,694 on Kincheloe Dr (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 29,415 on Liberia Ave (2025); 38,027 on Centreville Rd (2025); 29,069 on Shoppers Sq (2025); 1,599 on Mathis Ave (2025); 29,069 on Breeden Ave (2025); 3,853 on Reb Yank Dr (2025); 11,239 on Bucyrus Ct (2025)		
Frontage	92' on Centreville Rd		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		5 min drive
Airport	Washington Dulles International		31 min drive
	Ronald Reagan Washington Ntl		46 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Yum Yum Donut	1	2,222	-	Feb 2026	-
GTAX	2	1,410	-	Feb 2026	-
Premier Insurance Group	2	876	4	Feb 2026	-

Showing 3 of 3 Tenants



8951-8971 Center St - Beauregard Square

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	21,000 SF (91.5%)
Built	1988
Tenancy	Multiple
Available	1,790 SF
Max Contiguous	1,790 SF
Asking Rent	\$19.00 SF/Year/NNN
Parking Spaces	4.00/1,000 SF; 96 Surface Spaces



Property Details

Land Area	1.75 AC (76,230 SF)	Zoning	B3, Manassas
Building FAR	0.28	Parcel	100-01-00-72

For Lease Summary

Number of Spaces	1	Asking Rent	\$19.00 SF/Year
Smallest Space	1,790 SF	Service Type	Triple Net
Max Contiguous	1,790 SF	CAM	\$5.50/SF
Vacant	1,790 SF	Retail Available	1,790 SF
% Leased	91.5%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	8957	Retail	Direct	1,790	1,790	1,790	\$19.00 NNN	Vacant	Negotiable

Amenities

- Signage

Contacts

Type	Name	Location	Phone
Recorded Owner	Velts3 Llc	Manassas, VA 20110	-
True Owner	Pnt Holdings, LLC	Manassas, VA 20110	(703) 368-4066
Contacts	Themy Veltsistas (703) 296-8357		
Primary Leasing	Boosalis Properties	Woodbridge, VA 22191	(703) 494-7691
Contacts	Melanie Nobriga (808) 937-9417, Thomas Veltsistas (703) 628-8978, George Boosalis (703) 283-6071		

Previous Sale

Sale Date	12/28/2011	Comp Status	Research Complete
Sale Price	\$2,400,000	Sale Conditions	Debt Assumption
Comp ID	2240556		

Transportation

Parking Details	4.00/1,000 SF; 96 Surface Spaces	
Traffic Volume	3,363 on Maple St (2023); 3,418 on Maple St (2025); 11,513 on Zebedee St (2025); 10,938 on Church St (2025); 11,026 on Church St (2025); 4,785 on Centreville Rd (2024); 5,009 on Fairview Ave (2025); 4,934 on Fairview Ave (2023); 9,616 on Quarry Rd (2025); 12,349 on Tudor Ln (2025)	
Commuter Rail	Manassas Amtrak Station	11 min walk
	Manassas	8 min drive
Airport	Washington Dulles International	34 min drive
	Ronald Reagan Washington Ntl	50 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	60 - Moderately friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Filoxenia Management, LLC	1	5,765	-	Aug 2025	Jul 2030
Old Towne Sports Pub	1	5,339	5	Aug 2010	-
Eunik	1	2,500	-	Jul 2023	-
IMA	1	2,500	-	Jun 2019	-
Revived	1	1,790	-	Jan 2019	-

Showing 5 of 17 Tenants

9210 Church St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	5,364 SF (100%)
Built	1975
Tenancy	Multiple
Available	1,491 SF
Max Contiguous	1,491 SF
Asking Rent	\$35.00 SF/Year/+CHAR
Frontage	Church St
Parking Spaces	5.13/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	B3
Building FAR	0.36	Parcel	101-01-00-368

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,491 SF	Asking Rent	\$35.00 SF/Year
Max Contiguous	1,491 SF	Service Type	Plus Cleaning
Vacant	0 SF	Office/Retail Available	1,491 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Retail	Direct	1,491	1,491	1,491	\$35.00 +CHAR	11/2026	Negotiable

Amenities

- Drive Thru

Contacts

Type	Name	Location	Phone
Recorded Owner	9210 church st llc	Manassas, VA 20110	-
True Owner	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Coleman Rector (703) 929-0123		
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Coleman Rector (703) 929-0123, Chuck Rector (703) 929-9758, Brian Snook (703) 863-1895		

9210 Church St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

Sale Date	11/19/2020	Sale Type	Investment
Sale Price	\$830,000	Comp Status	Research Complete
Comp ID	5297901	Sale Conditions	High Vacancy Property

Transportation

Parking Details	5.13/1,000 SF; 20 Surface Spaces		
Traffic Volume	9,220 on Lee Ave (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 11,516 on West St (2025); 11,158 on Not Available (2020); 9,970 on Grant Ave (2025); 9,984 on Peabody St (2025); 10,785 on Peabody St (2025); 13,031 on Main St (2025)		
Commuter Rail	Manassas Amtrak Station		4 min walk
	Manassas		9 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	70 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Express Employment Professionals	1	5,000	-	Apr 2021	-
Bull Run Professional Pharmacy	1	-	7	Nov 2021	-

Showing 2 of 2 Tenants



9806-9840 Liberia Ave - Fairview Square

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	31,371 SF (94.9%)
Built	2007
Tenancy	Multiple
Available	1,600 - 3,200 SF
Max Contiguous	1,600 SF
Asking Rent	\$23.25 - 25.00 SF/Year
Frontage	431' on Liberia Ave
Parking Spaces	117/1,000 SF; 80 Surface Spaces



Property Details

Land Area	3.72 AC (162,043 SF)	Zoning	B-4
Building FAR	0.19	Parcel	100-01-00-178G-D

For Lease Summary

Number of Spaces	2	% Leased	94.9%
Smallest Space	1,600 SF	Asking Rent	\$23.25 - 25.00 SF/Year
Max Contiguous	1,600 SF	Retail Available	3,200 SF
Vacant	1,600 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	9834	Retail	Sublet	1,600	1,600	1,600	\$25.00 FS	30 Days	Thru May 2029
P 1	9834	Retail	Direct	1,600	1,600	1,600	\$23.25 NNN	Vacant	2 - 10 Years

Amenities

- Air Conditioning
- Dedicated Turn Lane
- Signage
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	Loc Nguyen LLC	Manassas, VA 20110	-
Primary Leasing	United Realty Inc.	Vienna, VA 22182	(703) 204-1188
Contacts	Tony Yeh (202) 257-0830		

Previous Sale

Sale Date	4/6/2006	Comp ID	1114900
Sale Price	\$2,000,000	Comp Status	Research Complete



9806-9840 Liberia Ave - Fairview Square

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	1.17/1,000 SF; 80 Surface Spaces		
Traffic Volume	36,086 on Fairview Ave (2025); 40,136 on Fairview Ave (2025); 38,027 on Signal Hill Rd (2025); 33,210 on Signal Hill Rd (2025); 2,898 on Grays Mill Ct (2025); 15,215 on Oakenshaw Dr (2025); 2,599 on Signal Hill Rd (2025); 5,329 on Richmond Ave (2025); 6,146 on Richmond Ave (2022); 17,020 on Dutchman Ct (2025)		
Frontage	431' on Liberia Ave		
Commuter Rail	Manassas Amtrak Station		6 min drive
	Manassas		7 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mountain Kim Martial Arts	1	3,284	4	Mar 2020	-
Momentum Chiropractic & Rehab	1	3,262	3	Feb 2018	-
Nikki's Massage Spa	1	1,618	11	Jan 2019	-
The Dream Spa & Nails Inc	1	1,598	4	Mar 2020	-
Consuelo's Salon & Academy Inc	1	1,597	2	Apr 2015	-

Showing 5 of 14 Tenants



10217-10225 Nokesville Rd - Nokesville Square

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	27,850 SF (95.2%)
Built	2000
Tenancy	Multiple
Available	1,350 SF
Max Contiguous	1,350 SF
Asking Rent	\$23.00 SF/Year/NNN
Frontage	50' on Nokesville Rd/Rte 28
Parking Spaces	2.68/1,000 SF; 70 Surface Spaces



Property Details

Land Area	2.76 AC (120,226 SF)	Zoning	B4
Building FAR	0.23	Parcel	102-01-00-25A1

For Lease Summary

Number of Spaces	1	% Leased	95.2%
Smallest Space	1,350 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	1,350 SF	Service Type	Triple Net
Vacant	1,350 SF	Retail Available	1,350 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	10221	Retail	Direct	1,350	1,350	1,350	\$23.00 NNN	Vacant	1 - 10 Years

Amenities

- Property Manager on Site
- Signage

Contacts

Type	Name	Location	Phone
Recorded Owner	Redpoint Dev LLC	Manassas, VA 20110	-
True Owner	Vertical Rock	Manassas, VA 20110	(855) 822-5462
Primary Leasing	Vertical Rock	Manassas, VA 20110	(855) 822-5462
Contacts	Ian Colton (301) 379-3753		

Previous Sale

Sale Date	5/30/2017	Sale Type	Owner User
Sale Price	\$2,750,000	Comp Status	Research Complete
Comp ID	3984949		



10217-10225 Nokesville Rd - Nokesville Square

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	2.68/1,000 SF; 70 Surface Spaces		
Traffic Volume	17,580 on Godwin Dr (2025); 17,580 on Foster Dr (2025); 20,048 on Foster Dr (2025); 9,749 on Bus Center Ct (2025); 11,014 on Bus Center Ct (2025); 15,440 on Wellington Rd (2025); 29,602 on Godwin Dr (2025); 12,870 on Cockrell Rd (2025); 15,036 on Wellington Rd (2025); 34,486 on Prince William Pkwy (2025)		
Frontage	50' on Nokesville Rd/Rte 28		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Lead		6 min drive
Airport	Washington Dulles International		37 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
DMV Gold	1	6,900	-	Oct 2015	-
C4 Explosive Sports Training	1	5,000	-	Oct 2018	-
Serenity Home Leisure	1	4,120	-	Oct 2021	-
Rangoli Celebrate India	1	3,800	-	May 2016	-
Zorro Sales LLC	1	2,750	-	Feb 2022	-

Showing 5 of 6 Tenants

9508-9554 Liberia Ave - Signal Hill Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	94,130 SF (98.7%)
Built	2004
Tenancy	Multiple
Available	1,200 - 4,400 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	Liberia Ave
Parking Spaces	5.31/1,000 SF; 500 Surface Spaces



Property Details

Land Area	11.13 AC (484,823 SF)	Zoning	B4
Building FAR	0.19	Parcel	100-01-00-169Q1B

For Lease Summary

Number of Spaces	3	% Leased	98.7%
Smallest Space	1,200 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	Retail Available	4,400 SF
Vacant	2,400 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,000	2,000	2,000	Withheld	120 Days	5 Years
P 1	9536	Retail	Sublet	1,200	1,200	1,200	Withheld	Vacant	Thru Sep 2027
P 1	-	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

Amenities

- Pylon Sign
- Signage
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	JCR Signal Hill Investors LLC	-	-
True Owner	JCR Companies	Washington, DC 20007	(202) 758-3571
Contacts	Joseph Reger (202) 758-3571 X3		
Primary Leasing	JCR Companies	Washington, DC 20007	(202) 758-3571
Contacts	Drew Briscoe (214) 673-3577		

9508-9554 Liberia Ave - Signal Hill Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

Sale Date	3/1/2016	Sale Type	Investment
Sale Price	\$20,762,353	Comp Status	Research Complete
Comp ID	3532000	Actual Cap Rate	9.1%

Transportation

Parking Details	5.31/1,000 SF; 500 Surface Spaces		
Traffic Volume	6,146 on Richmond Ave (2022); 5,329 on Richmond Ave (2025); 6,015 on Richmond Ave (2025); 2,898 on Grays Mill Ct (2025); 33,210 on Signal Hill Rd (2025); 38,027 on Signal Hill Rd (2025); 5,006 on Mayfield Ct (2024); 110 on Linden Wood Rd (2025); 6,323 on Signal View Dr (2025); 7,028 on Signal View Dr (2025)		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fresh World	1	64,180	30	Nov 2017	-
Grocery Outlet	1	17,500	-	Jul 2026	-
Glory Days Grill	1	6,000	-	Apr 2026	-
Panera Bread	1	4,800	47	Oct 2005	-
Chase	1	4,000	-	Nov 2023	-

Showing 5 of 22 Tenants



8885 Centreville Rd - Manassas Junction

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,707 SF (0.0%)
Built/Renovated	1981/1992
Tenancy	Multiple
Available	3,707 SF
Max Contiguous	3,707 SF
Asking Rent	\$54.00 SF/Year/NNN
Frontage	199' on Liberia Avenue
Parking Spaces	12.38/1,000 SF; 40 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.08 AC (47,045 SF)	Zoning	B4
Building FAR	0.08	Parcel	111-13-00-1B

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,707 SF	Asking Rent	\$54.00 SF/Year
Max Contiguous	3,707 SF	Service Type	Triple Net
Vacant	3,707 SF	Retail Available	3,707 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,707	3,707	3,707	\$54.00 NNN	Vacant	1 - 10 Years

Amenities

- Dedicated Turn Lane
- Drive Thru
- Pylon Sign
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	GFS Realty, Inc.	Landover, MD 20785	(301) 341-8433
Contacts	Anthony Hucker (301) 341-8433		
True Owner	GFS Realty, Inc.	Landover, MD 20785	(301) 341-8433
Contacts	Anthony Hucker (301) 341-8433		
Primary Leasing	1st Class Real Estate	Midlothian, VA 23113	(804) 500-6885
Contacts	Naveed Fazlani (804) 852-4080		
Primary Leasing	1st Class Real Estate Premier Homes	Ashland, VA 23005	(804) 500-6885
Contacts	Naveed Fazlani (804) 852-4080		



8885 Centreville Rd - Manassas Junction

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

No Data Available

Transportation

Parking Details	12.38/1,000 SF; 40 Surface Spaces; Covered Spaces Available		
Traffic Volume	38,027 on Centreville Rd (2025); 29,415 on Liberia Ave (2025); 42,694 on Kincheloe Dr (2025); 26,526 on Reb Yank Dr (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025); 36,086 on Liberia Ave (2025); 4,996 on I Beam Ln (2024); 5,202 on I Beam Ln (2025)		
Frontage	199' on Liberia Avenue		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		6 min drive
Airport	Washington Dulles International		32 min drive
	Ronald Reagan Washington Ntl		47 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

No Data Available



9720 Liberia Ave - Shops at Signal Hill

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	94,000 SF (90.9%)
Built	2008
Tenancy	Multiple
Available	1,436 - 8,592 SF
Max Contiguous	7,156 SF
Asking Rent	\$32.00 SF/Year/NNN
Frontage	433' on Liberia
Parking Spaces	4.26/1,000 SF; Covered Tandem Spaces Available; Covered Spaces Available; Reserved Spaces Available; 400 Surface Spaces; Surface Tandem Spaces Available



Property Details

Land Area	11.51 AC (501,376 SF)	Zoning	B4
Building FAR	0.19	Parcel	100-01-00-178B1-A

For Lease Summary

Number of Spaces	2	% Leased	90.9%
Smallest Space	1,436 SF	Asking Rent	\$32.00 SF/Year
Max Contiguous	7,156 SF	Service Type	Triple Net
Vacant	8,592 SF	Retail Available	8,592 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C04	Retail	Direct	7,156	7,156	7,156	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,436	1,436	1,436	\$32.00 NNN	Vacant	Negotiable

Amenities

- Signage

Contacts

Type	Name	Location	Phone
Recorded Owner	Liberia Investments Llc	Manassas, VA 20109	-
True Owner	Aksoylu Properties	Manassas, VA 20110	(703) 335-6060
Contacts	Ahmet Aksoylu (703) 655-6060		
Primary Leasing	Aksoylu Properties	Manassas, VA 20110	(703) 335-6060
Contacts	Ahmet Aksoylu (703) 655-6060		

9720 Liberia Ave - Shops at Signal Hill

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

No Data Available

Transportation

Parking Details	4.26/1,000 SF; Covered Tandem Spaces Available; Covered Spaces Available; Reserved Spaces Available; 400 Surface Spaces; Surface Tandem Spaces Available		
Traffic Volume	33,210 on Signal Hill Rd (2025); 38,027 on Signal Hill Rd (2025); 2,898 on Grays Mill Ct (2025); 5,329 on Richmond Ave (2025); 6,146 on Richmond Ave (2022); 36,086 on Fairview Ave (2025); 40,136 on Fairview Ave (2025); 6,015 on Richmond Ave (2025); 2,599 on Signal Hill Rd (2025); 110 on Linden Wood Rd (2025)		
Frontage	433' on Liberia		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Manassas		7 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ALDI	1	15,947	-	Mar 2011	-
Dollar Tree	1	11,000	-	Apr 2010	-
Laser Tag Manassas	1	10,500	2	Jun 2015	-
Istanbul Furniture	1	6,034	-	Mar 2025	Feb 2040
Mattress Warehouse	1	5,253	2	Nov 2011	-

Showing 5 of 21 Tenants



8950 Mathis Ave - Reb Yank Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	1,612 SF (0.0%)
Built	1966
Tenancy	Multiple
Available	1,612 SF
Max Contiguous	1,612 SF
Asking Rent	\$18.61 SF/Year/NNN
Frontage	67' on Mathis Ave
Parking Spaces	10.00/1,000 SF; 300 Surface Spaces



Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	B4
Building FAR	0.12		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,612 SF	Asking Rent	\$18.61 SF/Year
Max Contiguous	1,612 SF	Service Type	Triple Net
Vacant	1,612 SF	Retail Available	1,612 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	1,612	1,612	1,612	\$18.61 NNN	Vacant	Negotiable

Amenities

- Drive Thru
- Pylon Sign

Contacts

Type	Name	Location	Phone
Recorded Owner	I J & Hilda M Breeden Foundati	Manassas, VA 20110	-
True Owner	Manassas Shopping Center	Manassas, VA 20110	(703) 368-2915
Primary Leasing	Weber Rector Commercial Real Estate Ser-vices	Manassas, VA 20110	(703) 330-1224
Contacts	Brian Snook (703) 863-1895		

Previous Sale

No Data Available



8950 Mathis Ave - Reb Yank Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	10.00/1,000 SF; 300 Surface Spaces	
Traffic Volume	3,853 on Reb Yank Dr (2025); 26,526 on Reb Yank Dr (2025); 29,415 on Liberia Ave (2025); 3,430 on Fort Dr (2023); 3,500 on Fort Dr (2025); 38,027 on Centreville Rd (2025); 42,694 on Kincheloe Dr (2025); 27,659 on Key Commons Ct (2025); 3,853 on Sudley Rd (2025); 300 on Jackson Ave (2025)	
Frontage	67' on Mathis Ave	
Commuter Rail	Manassas Amtrak Station	20 min walk
	Manassas	6 min drive
Airport	Washington Dulles International	32 min drive
	Ronald Reagan Washington Ntl	47 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

No Data Available



9022 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

GLA (% Leased)	8,720 SF (0.0%)
Built	1972
Tenancy	Multiple
Available	1,948 - 8,720 SF
Max Contiguous	8,720 SF
Asking Rent	Withheld
Frontage	129' on Centreville Rd
Parking Spaces	1.86/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.85 AC (37,000 SF)	Zoning	B4
Building FAR	0.24	Parcel	100-03-10-2A1

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	1,948 SF	Asking Rent	Withheld
Max Contiguous	8,720 SF	Retail Available	8,720 SF
Vacant	8,720 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	6,772	6,772	8,720	Withheld	Vacant	Negotiable
E 2	-	Retail	Direct	1,948	1,948	8,720	Withheld	Vacant	Negotiable

Amenities

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	Kaybar Associates Llp	Fairfax, VA 22031	-
True Owner	Kaybar Associates LLLP	Fairfax, VA 22031	(703) 978-4500
Contacts	Robert Herbert (703) 978-4500		

Previous Sale

Sale Date	2/10/2022	Comp Status	Research Complete
Sale Price	\$1,800,000	Actual Cap Rate	7.8%
Comp ID	5930739	Sale Conditions	Exercise of Option
Sale Type	Investment		



9022 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	1.86/1,000 SF; 25 Surface Spaces	
Traffic Volume	26,526 on Reb Yank Dr (2025); 27,659 on Key Commons Ct (2025); 3,430 on Fort Dr (2023); 3,500 on Fort Dr (2025); 3,853 on Reb Yank Dr (2025); 29,415 on Liberia Ave (2025); 3,853 on Sudley Rd (2025); 24,148 on Maple St (2025); 28,432 on Maple St (2025); 8,981 on Quarry Rd (2025)	
Frontage	129' on Centreville Rd	
Commuter Rail	Manassas Amtrak Station	18 min walk
	Manassas	7 min drive
Airport	Washington Dulles International	32 min drive
	Ronald Reagan Washington Ntl	48 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

No Data Available



10024-10104 Dumfries Rd - Wellington Station

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	73,599 SF (97.8%)
Built	1995
Tenancy	Multiple
Available	1,467 - 3,067 SF
Max Contiguous	1,600 SF
Asking Rent	Withheld
Frontage	586' on Dumfries Rd
Parking Spaces	751/1,000 SF; 525 Surface Spaces



Property Details

Land Area	17.11 AC (745,094 SF)	Zoning	GENERAL CO
Building FAR	0.10	Parcel	090-67-00-A3

For Lease Summary

Number of Spaces	2	% Leased	97.8%
Smallest Space	1,467 SF	Asking Rent	Withheld
Max Contiguous	1,600 SF	Retail Available	3,067 SF
Vacant	1,600 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	4	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
P 1	6	Retail	Direct	1,467	1,467	1,467	Withheld	30 Days	Negotiable

Amenities

- Air Conditioning
- Pylon Sign
- Signage

Contacts

Type	Name	Location	Phone
Recorded Owner	Wellington Station Owner, LLC	-	-
True Owner	Rappaport	McLean, VA 22102	(571) 382-1200
Primary Leasing	Rappaport	McLean, VA 22102	(571) 382-1200
Contacts	Greg Hull (240) 731-3503		

Previous Sale

Sale Date	10/9/2015	Sale Type	Investment
Sale Price	\$20,386,754	Comp Status	Research Complete
Comp ID	3488563		



10024-10104 Dumfries Rd - Wellington Station

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	7.51/1,000 SF; 525 Surface Spaces		
Traffic Volume	13,384 on Hampton Rd (2025); 15,018 on Hampton Rd (2025); 12,191 on Winterset Dr (2025); 12,792 on Winterset Dr (2025); 13,580 on 7th Regiment Dr (2025); 5,264 on Dumfries Rd (2025); 15,018 on Grant Ave (2025); 15,023 on Grant Ave (2025); 13,299 on Wellington Rd (2025); 5,405 on Magnolia Grove Dr (2025)		
Frontage	586' on Dumfries Rd		
Commuter Rail	Manassas Amtrak Station		19 min walk
	Manassas		11 min drive
Airport	Washington Dulles International		38 min drive
	Ronald Reagan Washington Ntl		53 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Giant Food	1	67,282	150	Jun 2003	-
Manassas City Library	1	6,036	-	Oct 2020	-
Velocity Wings	1	3,236	33	Oct 2017	-
KFC	1	3,000	20	Sep 2022	-
Taco Bell	1	3,000	27	Nov 2025	-

Showing 5 of 7 Tenants



10042 Dumfries Rd - Wellington Station

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,710 SF (100%)
Built	2005
Tenancy	Single
Available	3,710 SF
Max Contiguous	3,710 SF
Asking Rent	Withheld
Frontage	52' on Dumfries Rd
Parking Spaces	6.74/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.67 AC (29,185 SF)	Zoning	B4
Building FAR	0.13	Parcel	090-67-00-A3

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,710 SF	Asking Rent	Withheld
Max Contiguous	3,710 SF	Retail Available	3,710 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	16	Retail	Direct	3,710	3,710	3,710	Withheld	30 Days	Negotiable

Amenities

- Drive Thru
- Pylon Sign
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	WELLINGTON STATION OWNER LLC	McLean, VA 22102	-
True Owner	Rappaport	McLean, VA 22102	(571) 382-1200

Previous Sale

Sale Date	10/9/2015	Sale Type	Investment
Sale Price	\$1,091,301	Comp Status	Research Complete
Comp ID	3488563		



10042 Dumfries Rd - Wellington Station

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	6.74/1,000 SF; 25 Surface Spaces		
Traffic Volume	12,191 on Winterset Dr (2025); 12,792 on Winterset Dr (2025); 13,384 on Hampton Rd (2025); 15,018 on Hampton Rd (2025); 13,580 on 7th Regiment Dr (2025); 15,018 on Grant Ave (2025); 15,023 on Grant Ave (2025); 13,299 on Wellington Rd (2025); 5,264 on Dumfries Rd (2025); 15,072 on S Main St (2025)		
Frontage	52' on Dumfries Rd		
Commuter Rail	Manassas Amtrak Station		19 min walk
	Manassas		11 min drive
Airport	Washington Dulles International		38 min drive
	Ronald Reagan Washington Ntl		53 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
PNC Bank	1	3,710	8	Jan 2009	-

Showing 1 of 1 Tenants



9876-9972 Liberia Ave - Davis Ford Crossing

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	140,075 SF (96.6%)
Built/Renovated	1990/2014
Tenancy	Multiple
Available	1,600 - 4,800 SF
Max Contiguous	3,200 SF
Asking Rent	Withheld
Frontage	Fairview
Frontage	Liberia
Parking Spaces	5.08/1,000 SF; 778 Surface Spaces



Property Details

Land Area	19.02 AC (828,634 SF)	Zoning	B4, County
Building FAR	0.17	Parcel	100-45-00-288A1

For Lease Summary

Number of Spaces	2	% Leased	96.6%
Smallest Space	1,600 SF	Asking Rent	Withheld
Max Contiguous	3,200 SF	Retail Available	4,800 SF
Vacant	4,800 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	20	Retail	Direct	3,200	3,200	3,200	Withheld	Vacant	Negotiable
P 1	21	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Amenities

- Pylon Sign
- Signalized Intersection

Contacts

Type	Name	Location	Phone
True Owner	Rappaport	McLean, VA 22102	(571) 382-1200
Primary Leasing	Rappaport	McLean, VA 22102	(571) 382-1200
Contacts	Susan Bourgeois (571) 382-1288		

Previous Sale

Sale Date	6/29/2015	Sale Type	Investment
Pro Forma Cap Rate	6.9%	Comp Status	Research Complete
Sale Price	\$16,861,131	Sale Conditions	Partial Interest Transfer
Comp ID	3331506		



9876-9972 Liberia Ave - Davis Ford Crossing

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	5.08/1,000 SF; 778 Surface Spaces		
Traffic Volume	15,215 on Oakenshaw Dr (2025); 36,086 on Fairview Ave (2025); 40,136 on Fairview Ave (2025); 17,020 on Dutchman Ct (2025); 14,729 on Wheatland Mews (2025); 38,027 on Signal Hill Rd (2025); 33,210 on Signal Hill Rd (2025); 2,898 on Grays Mill Ct (2025); 2,599 on Signal Hill Rd (2025); 3,608 on Lake Jackson Dr (2025)		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Manassas		7 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
LA Fitness	1	45,000	44	Jul 2013	Jun 2029
Staples	1	20,495	24	Jan 2009	-
CVS Pharmacy	1	13,000	5	Dec 2010	-
Petco	1	10,287	17	Feb 2014	-
Phenix Salon Suites	1	6,338	1	Jun 2015	-

Showing 5 of 29 Tenants



9000-9166 Mathis Ave - Manassas Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	178,205 SF (82.6%)
Built/Renovated	1955/1985
Tenancy	Multiple
Available	168 - 73,947 SF
Max Contiguous	30,000 SF
Asking Rent	Withheld
Frontage	1,372' on Mathis Ave
Parking Spaces	5.32/1,000 SF; 1232 Surface Spaces



Property Details

Land Area	12.52 AC (545,502 SF)	Zoning	B4
Building FAR	0.33	Parcel	100-01-00-1 (+3 more)

For Lease Summary

Number of Spaces	15	% Leased	82.6%
Smallest Space	168 SF	Asking Rent	Withheld
Max Contiguous	30,000 SF	Retail Available	73,947 SF
Vacant	30,946 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	26	Retail	Direct	30,000	30,000	30,000	Withheld	30 Days	Negotiable
P 1	11B	Retail	Direct	6,356	6,356	6,356	Withheld	30 Days	Negotiable
P 1	16	Retail	Direct	5,779	5,779	5,779	Withheld	Vacant	Negotiable
P 1	29	Retail	Direct	4,841	4,841	4,841	Withheld	Vacant	Negotiable
P 1	25	Retail	Direct	3,745	3,745	3,745	Withheld	Vacant	Negotiable
P 1	19	Retail	Direct	3,214	3,214	3,214	Withheld	Vacant	Negotiable
P 1	13	Retail	Direct	3,125	3,125	3,125	Withheld	Vacant	Negotiable
P 1	12	Retail	Direct	3,125	3,125	3,125	Withheld	30 Days	Negotiable
P 1	24	Retail	Direct	3,088	3,088	3,088	Withheld	Vacant	Negotiable
P 1	10	Retail	Direct	2,916	2,916	2,916	Withheld	Vacant	Negotiable
P 1	23	Retail	Direct	2,476	2,476	2,476	Withheld	30 Days	Negotiable
P 1	30	Retail	Direct	2,070	2,070	2,070	Withheld	Vacant	Negotiable
P 1	27	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1	22	Retail	Direct	1,044	1,044	1,044	Withheld	30 Days	Negotiable
P 1	35	Retail	Direct	168	168	168	Withheld	Vacant	Negotiable

9000-9166 Mathis Ave - Manassas Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Amenities

- Air Conditioning
- Signage

Contacts

Type	Name	Location	Phone
Recorded Owner	Economic Dev Authority Of City Of Manass	Manassas, VA 20110	-
True Owner	City of Manassas	Manassas, VA 20110	(703) 257-8200
Primary Leasing	Rappaport	McLean, VA 22102	(571) 382-1200
Contacts	Greg Hull (240) 731-3503		

Previous Sale

Sale Date	8/22/2024	Sale Type	Investment
Sale Price	\$15,169,857	Comp Status	Research Complete
Comp ID	6842712		

Transportation

Parking Details	5.32/1,000 SF; 1232 Surface Spaces		
Traffic Volume	3,430 on Fort Dr (2023); 3,500 on Fort Dr (2025); 3,853 on Sudley Rd (2025); 27,659 on Key Commons Ct (2025); 26,526 on Reb Yank Dr (2025); 24,148 on Maple St (2025); 28,432 on Maple St (2025); 3,853 on Reb Yank Dr (2025); 300 on Jackson Ave (2025); 18,339 on Beauregard Ave (2023)		
Frontage	1,372' on Mathis Ave		
Commuter Rail	Manassas Amtrak Station		15 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Furniture House	1	16,138	20	Mar 2020	-
Fiesta Supermarket	1	15,000	12	Aug 2014	-
Advance Auto Parts	1	11,523	14	Feb 2019	-
Kid's & Family Dental	1	9,383	20	Jul 2016	-
Family Dollar	1	8,374	5	Dec 2011	-

Showing 5 of 19 Tenants



8653-8695 Sudley Rd - Canterbury Village Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	38,924 SF (100%)
Built/Renovated	1986/2009
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Frontage	Sudley
Parking Spaces	5.70/1,000 SF; 303 Surface Spaces



Property Details

Land Area	6.73 AC (293,159 SF)	Zoning	B4
Building FAR	0.13	Parcel	112-01-00-A1B

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,000 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	Retail Available	2,000 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	8	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable

Amenities

- Pylon Sign
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	Canterbury LLC	Fairfax, VA 22030	-
True Owner	Infinity Commercial Properties, Inc	Fairfax, VA 22030	(703) 218-6200
Contacts	Rick Whealan		
Primary Leasing	Rappaport	McLean, VA 22102	(571) 382-1200
Contacts	Chris Pamboukian (571) 437-4524		

Previous Sale

Sale Date	1/13/2006	Comp ID	1087238
Sale Price	\$13,600,000	Comp Status	Research Complete



8653-8695 Sudley Rd - Canterbury Village Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Transportation

Parking Details	5.70/1,000 SF; 303 Surface Spaces		
Traffic Volume	24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 26,088 on Rolling Rd (2025); 27,382 on Plantation Ln (2025); 2,548 on Sudley Rd (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 1,499 on Impalla Dr (2025); 5,597 on Sumner Lake Blvd (2025); 2,699 on Victoria St (2025)		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	20 - Somewhat friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BrightPath	1	8,976	-	Jan 2025	-
Seven Oaks Academy	1	7,273	12	Jun 2004	-
Canterbury Laundromat	1	5,325	-	May 2026	-
Tang's Alterations	1	4,004	3	Nov 2005	Aug 2032
BonChon	1	3,000	15	Jan 2018	-

Showing 5 of 24 Tenants



9201-9275 Sudley Rd - Manassas Corner Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	26,646 SF (100%)
Built/Renovated	1965/2010
Tenancy	Multiple
Available	2,500 - 6,200 SF
Max Contiguous	3,700 SF
Asking Rent	Withheld
Frontage	278' on Sudley
Frontage	SUDLEY RD
Parking Spaces	6.34/1,000 SF; 169 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.46 AC (107,158 SF)	Zoning	GENERAL CO
Building FAR	0.25	Parcel	100-04-1-1

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	2,500 SF	Asking Rent	Withheld
Max Contiguous	3,700 SF	CAM	\$10.31/SF
Vacant	0 SF	Retail Available	6,200 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	3,700	3,700	3,700	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	2,500	2,500	2,500	Withheld	30 Days	Negotiable

Amenities

- Air Conditioning
- Pylon Sign
- Signage
- Signalized Intersection

Contacts

Type	Name	Location	Phone
Recorded Owner	M C Corner LLC	-	-
True Owner	Thomas Wayne Biggs	Fairfax, VA 22030	(703) 362-9542
Contacts	Thomas Biggs (703) 362-9542		
Primary Leasing	KLNB	Vienna, VA 22182	(703) 268-2700
Contacts	Forrest Morrill (703) 597-0216, Dallon Cheney (703) 850-8342		



9201-9275 Sudley Rd - Manassas Corner Shopping Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Retail

Previous Sale

Sale Date	2/22/2018	Sale Type	Investment
Sale Price	\$17,275,000	Comp Status	Research Complete
Comp ID	4157579	Actual Cap Rate	6.9%

Transportation

Parking Details	6.34/1,000 SF; 169 Surface Spaces; Covered Spaces Available		
Traffic Volume	27,659 on Key Commons Ct (2025); 24,148 on Maple St (2025); 28,432 on Maple St (2025); 3,853 on Sudley Rd (2025); 8,981 on Quarry Rd (2025); 10,473 on Quarry Rd (2025); 5,506 on Prescott Ave (2025); 5,706 on Prescott Ave (2025); 4,934 on Fairview Ave (2023); 5,009 on Fairview Ave (2025)		
Frontage	278' on Sudley		
Commuter Rail	Manassas Amtrak Station		13 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		33 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Walgreens	1	14,000	21	Nov 2011	Nov 2051
Premier Martial Arts	1	3,757	3	Sep 2013	-
Burn Boot Camp	1	3,700	10	Sep 2022	-
Bob & Edith's Diner	1	2,500	-	Jan 2024	Jan 2034
Daniela Peruvian Chicken	1	2,500	6	Aug 2013	-

Showing 5 of 8 Tenants

