



9407 Main St

Storefront Retail - Manassas
Submarket
Manassas, VA 20110

4,567 SF GLA 0.07 AC Lot Single Tenancy

Building

Type	2 Star Retail Storefront		
Location	Suburban		
GLA	4,567 SF	Tenancy	Single
Stories	2	Owner Occup	No
Typical Floor Class	2,284 SF C		
Docks	None		
CoStar Est. Rent	\$23 - 28/SF (Retail)		
Frontage	34' on Main St		
Taxes	\$2.41/SF (2021)		
Walk Score®	Very Walkable (89)		
Transit Score®	Some Transit (29)		

Land

Land Acres	0.07 AC	Land SF	2,836 SF
Bldg FAR	1.61		
Zoning	B3		

Tenants

Name	SF Occupied
Artbeat Inc	4,567

Source: CoStar Research

About the Owner

Marie Balboni
8299 Penny Ln
Manassas, VA 20112
United States
(703) 791-5169 (p)
Since Jul 27, 2018

Space Features

Signalized Intersection

Public Transportation

Commuter Rail	Drive	Walk	Distance
Manassas Commuter Rail (Manassas Line)	2 min	3 min	0.1 mi
Manassas Park Commuter Rail (Manassas Line)	10 min		3.1 mi

Airport	Drive	Walk	Distance
Washington Dulles International Airport	42 min		15.8 mi
Ronald Reagan Washington National Airport	54 min		35.4 mi

Location

2nd Address	9033 Center St
Zip	20110
Submarket	Manassas
Submarket Cluster	Manassas/Route 29/I-66
Location Type	Suburban
Market	Washington, DC
County	Manassas City
State	Virginia
CBSA	Washington-Arlington-Alexandria, DC-VA-MD-WV
DMA	Washington (Hagerstown), DC-VA-MD-WV
Country	United States

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-3 Star	3.7%	↓ -0.7%
Subject Property	0.0%	↔ 0.0%
Market Overall	5.1%	↔ -0.0%

Market Rent Per Area	Current	YOY Change
Submarket 1-3 Star	\$25.37/SF	↑ 6.5%
Subject Property	\$25.63/SF	↑ 0.5%
Market Overall	\$30.71/SF	↑ 3.4%

Submarket Leasing Activity	Current	YOY Change
Months on Market	17.4	↓ -3.7 mo
12 Mo. Leased	120,976 SF	↑ 4.6%

Submarket Sales Activity	Current	Prev Year
Market Sale Price Per Area	\$282/SF	\$272/SF
12 Mo. Sales Volume	\$7.77M	\$20.84M

Property Contacts

True Owner	Marie Balboni
Recorded Owner	Cento Group LLC
Owner Type	Individual

Demographics

	1 mile	3 miles
Population	17,521	100,153
Households	5,938	31,375
Median Age	35.40	36.30
Median HH Income	\$74,476	\$89,918
Daytime Employees	9,679	40,734
Population Growth '22 - '27	↓ -0.70%	↑ 4.22%
Household Growth '22 - '27	↓ -0.67%	↑ 3.86%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Center St	Main St W	11,530	2022	0.00 mi
Center Street	Main St E	11,874	2022	0.02 mi
Church Street	Main St E	12,864	2022	0.06 mi
Church St	West St E	11,000	2016	0.11 mi
Church St	West St W	11,199	2022	0.11 mi
Main Street	Mathis Ave N	997	2022	0.12 mi
Main St	Mathis Ave N	1,187	2022	0.12 mi
Center St	Zebedee St E	11,273	2022	0.14 mi
Zebedee St	Church St N	10,546	2022	0.17 mi
Zebedee Street	Church St S	10,885	2022	0.17 mi

Made with TrafficMetrix® Products

Public Record

2021 Assessment		
Improvements	\$575,900	\$203.40/SF
Land	\$179,000	\$63.22/SF
Total Value	\$754,900	\$266.62/SF
Parcels	29535	

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	51153C0113D
FIRM ID	51153C
FIRM Panel Number	0113D
FEMA Map Date	Jan 5, 1995

Property ID: 5829859

Images



Primary Photo



Building Photo



Building Photo