

Manassas Opportunity Zone Availabilities - 9/'21

9000-9166 Mathis Ave - Manassas Shopping Center



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Storefront (Community Center)
Tenancy	Multi
Year Built	1955
Year Renov	1985
GLA	218,435 SF
Stories	1
Typical Floor	218,435 SF
Docks	2 ext

LAND

Land Acres	20.00 AC
Parcel	34607

EXPENSES

Taxes	\$0.27/SF (2020)
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TENANTS

Furniture House Galleries	16,138 SF	Fiesta Supermarket	15,000 SF
• Advance Auto Parts	11,523 SF	True Value	10,721 SF
Kid's & Family Dental	9,383 SF	Family Dollar	8,374 SF
Manassas Ballet Theatre	7,764 SF	Wonder Kids	6,250 SF
Big Coin Laundry Of Manassas	4,693 SF	7-Eleven	3,262 SF
Virginia ABC Store	3,154 SF	La Roca Pupuseria & Taqueria	2,940 SF
Best Barber Shop	1,605 SF	Molcajete Noya Mexican Restaurant	1,400 SF
Massage Therapy	1,144 SF	Neda Jewelers Of Manassas	982 SF
Fashion Hair Salon	975 SF	Boost Mobile	899 SF
Daisy's Boutique	875 SF	Shoes & Sports Wear	600 SF

• Anchor

SPACE FEATURES

- Air Conditioning

FOR LEASE

Smallest Space	168 SF	Retail Avail	82,959 SF
Max Contiguous	38,982 SF		
# of Spaces	15		
Vacant	69,958 SF		
% Leased	68.0%		
Rent	\$7.70		
Service Type	Plus All Utilities		

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9000-9166 Mathis Ave - Manassas Shopping Center



Manassas, VA 20110 - Manassas Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	24	Retail	Direct	3,088	3,088	3,088	Withheld	Vacant	Negotiable
Rappaport									
P 1st	16	Retail	Direct	5,779	5,779	5,779	Withheld	Vacant	Negotiable
Rappaport									
P 1st	35	Retail	Direct	168	168	168	Withheld	Vacant	Negotiable
Rappaport									
P 1st	19	Retail	Direct	3,214	3,214	3,214	Withheld	Vacant	Negotiable
Rappaport									
P 1st	27	Retail	Direct	2,030	2,030	2,030	Withheld	Vacant	Negotiable
Rappaport									
P 1st	30	Retail	Direct	2,070	2,070	2,070	Withheld	Vacant	Negotiable
Rappaport									
P 1st	29	Retail	Direct	4,841	4,841	4,841	Withheld	Vacant	Negotiable
Rappaport									
P 1st	11B	Retail	Direct	6,356	6,356	6,356	Withheld	30 Days	Negotiable
Rappaport									
P 1st	25	Retail	Direct	3,745	3,745	3,745	Withheld	Vacant	Negotiable
Rappaport									
P 1st	10	Retail	Direct	2,916	2,916	2,916	Withheld	Vacant	Negotiable
Rappaport									
P 1st	13	Retail	Direct	3,125	3,125	3,125	Withheld	Vacant	Negotiable
Rappaport									
P 1st	12	Retail	Direct	3,125	3,125	3,125	Withheld	30 Days	Negotiable
Rappaport									
P 1st		Retail	Direct	38,982	38,982	38,982	\$7.70/+UTIL	Vacant	Negotiable

Weber Rector Commercial Real Estate Services

Large retail space available for lease - 38,982 SF (divisible). Previous use was Indoor Recreation (bowling alley) under an approved SUP for commercial amusement. 20' wall height. Abundant parking (236 spaces), B-4 Zoning ideal for business or trade school, brewery, general retail, restaurant, garden center, catering facility and more! Great location just outside Old Town Manassas. Surrounded by other retail uses. Approximately 9,700 VPD on Mathis Ave. Just 1/4 mile off Rt. 28 with an additional 27,000 VPD.

P 1st	22	Retail	Direct	1,044	1,044	1,044	Withheld	30 Days	Negotiable
Rappaport									
P 1st	23	Retail	Direct	2,476	2,476	2,476	Withheld	30 Days	Negotiable
Rappaport									

Manassas Opportunity Zone Availabilities - 9/'21

9000-9166 Mathis Ave - Manassas Shopping Center



Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

Traffic Volume	3,971 on Portner Ave & Fort Dr NE (2020) 27,825 on Centreville Rd & Key Commons Ct SW (2020)
Frontage	1,372' on Mathis Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	1232 available (Surface);Ratio of 5.32/1,000 SF
Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (82)
Transit Score®	Minimal Transit (23)

PROPERTY CONTACTS

Primary Leasing Company	Rappaport 8405 Greensboro Dr McLean, VA 22102 (571) 382-1200 (p) (571) 382-1210 (f)
True Owner	Thelma Breeden Taylor 8817 Portner Ave Manassas, VA 20110 (703) 368-2915 (p)
Property Manager	Rappaport 8405 Greensboro Dr McLean, VA 22102 (571) 382-1200 (p) (571) 382-1210 (f)

Leasing Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)
Developer	I. J. Breeden 8817 Portner Ave Manassas, VA 20110 (703) 368-2915 (p)

BUILDING NOTES

Manassas Shopping Center is a community center located in the heart of Manassas. Anchored by a Peeble's department store, the center is surrounded by dense residential and commercial development.

Manassas Opportunity Zone Availabilities - 9/'21

9351 East St



Manassas, VA 20110 - Downtown Manassas Submarket



BUILDING

Type	2 Star Low-Rise Apartments
Year Built	1960
Units	6
GBA	7,840 SF
Stories	2
Rent Type	Market
Market Segment	All

LAND

Land Acres	0.44 AC
Zoning	B3
Parcel	21014

EXPENSES

Taxes	\$1,683.62/Unit (2020)
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BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	-	5	83.3%	0	0.0%	-	-	-	-	-
All 2 Beds	-	1	16.7%	0	0.0%	-	-	-	-	-
Totals	-	6	100.0%	0	0.0%	-	-	-	-	-

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	5	83.3%	0	0.0%	-	-	-	-	-
2	1	-	1	16.7%	0	0.0%	-	-	-	-	-

FOR LEASE

Smallest Space	3,920 SF	Office Avail	7,840 SF
Max Contiguous	7,840 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$24.00		
Service Type	Triple Net		

Manassas Opportunity Zone Availabilities - 9/'21

9351 East St



Manassas, VA 20110 - Downtown Manassas Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	3,920 - 7,840	7,840	7,840	\$24.00/NNN	May 2022	Negotiable

Long & Foster Real Estate, Inc. (Commercial Div.)

Brand new build in Old Town Manassas. Located at the intersection on East Street and Quarry St. Near Fulton Bank, Siam Classic, Flowers with a Passion, The Bone, Katerina's, and Three Monkeys Pub & Chop.

- Second generation kitchen: Landlord will pay to complete the kitchen
- Building projected completion in Spring 2022.
- Please inquire ahead of time to obtain early access to simultaneously build out for a Spring 2022 opening
- Rooftop with panoramic views of Old Town Manassas with Glass atrium view down to the bar area
- Large outdoor patio with clear roll up doors for an indoor/outdoor feel
- Covering over outdoor space for shade
- Indoor space for brewing operation and distribution, restaurant, and brewery.
- Kitchen footprint built in
- Lots of natural light with several windows

TRANSPORTATION

Parking	5 available (Surface);Ratio of 0.83/Unit
Commuter Rail	2 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (83)
Transit Score®	Some Transit (28)

PROPERTY CONTACTS

Leasing Company	Long & Foster Real Estate, Inc. (Commercial Div.) 8227 Old Courthouse Rd Vienna, VA 22182 (703) 506-2850 (p) (703) 506-2195 (f)	True Owner	Mary F Alvarez 9718 Grant Ave Manassas, VA 20110 (571) 501-7572 (p)
Recorded Owner	Mary F Alvarez 9718 Grant Ave Manassas, VA 20110 (571) 501-7572 (p)		



Manassas Opportunity Zone Availabilities - 9/'21

9401 Centreville Rd - Logan Building



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	Jul 2006
RBA	17,574 SF
Stories	3
Typical Floor	5,818 SF
Construction	Wood Frame

LAND

Land Acres	0.31 AC
Zoning	B-3
Parcel	35070

EXPENSES

Taxes	\$1.48/SF (2020)
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FOR LEASE

Smallest Space	5,865 SF
Max Contiguous	5,865 SF
# of Spaces	1
Vacant	5,865 SF
% Leased	66.6%
Rent	\$11.00
Service Type	Plus Electric

Office Avail	5,865 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	300	Office	Direct	5,865	5,865	5,865	\$11.00/+ELEC	Vacant	Negotiable

Wright Realty, Inc.

Entire third floor for lease in the Logan Building. Space includes many private offices, open area for ten cubicles, kitchen and elevator access into the reception. Building is in walking distance to Old Town Manassas Restaurants and shops. Outside signage is available.

Manassas Opportunity Zone Availabilities - 9/'21

9401 Centreville Rd - Logan Building



Manassas, VA 20110 - Manassas Submarket

SALE

For Sale	\$2,510,000 (\$142.83/SF)
Cap Rate	4.73%
Sale Type	Investment
Status	Active

TRANSPORTATION

Parking	9 available (Surface);Ratio of 0.51/1,000 SF
Commuter Rail	2 min drive to Manassas Commuter Rail (Manassas Line)
Airport	36 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (85)
Transit Score®	Some Transit (28)

TENANTS

Reliable Rails Inc	2,000 SF
Prince William Massage Therapy & Holistic Center	200 SF
College Place	-
Risk and Strategic Management, Corp.	-

Acute & Wellness Chiropractic	1,329 SF
Commonwealth Medical Claims	150 SF
Conrad Inc	-

PROPERTY CONTACTS

Primary Leasing Company	Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)
True Owner	Harold Logan Associates P.C. 9114 Industry Manassas, VA 20111 (703) 330-1988 (p)
Property Manager	Harold Logan Associates P.C. 9114 Industry Manassas, VA 20111 (703) 330-1988 (p)

Sales Company	Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)
Recorded Owner	Logan Building, LC (703) 330-1988 (p)

BUILDING NOTES

Three story, 17,595 gross square foot, Class "A" building. Common area restrooms, elevator, exterior walls of suite, building sprinklers, suite electrical box and meter, all common area amenities are provided with the shell building.

Prince William County Parcel Number: 12850

Manassas Opportunity Zone Availabilities - 9/'21

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	1965
Year Renov	1997
GLA	30,627 SF
Stories	1
Typical Floor	30,627 SF
Docks	None
Construction	Masonry

LAND

Land Acres	2.47 AC
Zoning	B4
Parcel	23916

EXPENSES

Taxes	\$5.84/SF (2020)
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TENANTS

Walgreens	14,000 SF
Daniela Peruvian Chicken	2,500 SF
Yeranis Dominican Salon	1,300 SF

Premier Martial Arts	3,757 SF
T-Mobile	1,965 SF

SPACE FEATURES

- Pylon Sign
- Signalized Intersection

FOR LEASE

Smallest Space	3,757 SF	Retail Avail	3,757 SF
Max Contiguous	3,757 SF		
# of Spaces	1		
Vacant	5,057 SF		
% Leased	87.7%		
Rent	\$30.00		
Service Type	Triple Net		
CAM	\$10.29/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
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Manassas Opportunity Zone Availabilities - 9/'21

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	3,757	3,757	3,757	\$30.00/NNN	Vacant	Negotiable

KLNB

3,757 SF former martial arts studio available.
 • Proven "Main and Main" location on the "Hard Corner" of the Route 28/Sudley Road.
 • Growing, affluent, and dense residential and daytime worker populations.

SALE

Sold Price	\$17,275,000 (\$564.04/SF)
Date	Feb 2018
Sale Type	Investment
Cap Rate	6.85%
Financing	1st Mortgage: SunTrust Bank Bal/Pmt: \$13,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	26,000 on Centreville Rd & Key Commons Ct SW (2016) 27,825 on Centreville Rd & Key Commons Ct SW (2020)
Frontage	278' on Sudley (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	169 available (Surface);Ratio of 5.60/1,000 SF
Commuter Rail	3 min drive to Manassas Commuter Rail (Manassas Line)
Airport	26 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (84)
Transit Score®	Minimal Transit (24)

PROPERTY CONTACTS

Primary Leasing Company	KLNB 8065 Leesburg Pike Vienna, VA 22182 (703) 268-2700 (p)	True Owner	Thomas Wayne Biggs 10533 Main St Fairfax, VA 22030 (703) 362-9542 (p)
Recorded Owner	Thomas Wayne Biggs 10533 Main St Fairfax, VA 22030 (703) 362-9542 (p)	Previous True Owner	Seneca Properties, Inc. 4929 Bethesda Ave Bethesda, MD 20814 (301) 941-8000 (p) (301) 941-8180 (f)

SENECA PROPERTIES

BUILDING NOTES

Manassas Corner Shopping Center is located in the heart of the Manassas business district. The property is considered a "double" corner location at the lighted intersections of Route 234 (Sudley Road)/Rt. 28 (Centreville Road) and Route 234/Mathis Avenue. The property has 5 curb cuts and strong traffic counts.

Manassas Corner Shopping Center (formerly Merchant's Center) is located at the intersection of Route 28 (Centreville Road) and Route 234 (Sudley Rd.) in Manassas, VA. This location is "main and main" in Manassas, as Routes 28 and 234 are the most heavily traveled roads in Prince William County and Manassas. The site is also proximate to significant commuter traffic.

At almost 34,000 sf, the center is anchored by Hollywood Video and Willey's Furniture. Willey's is a very popular tenant in the local community as

Manassas Opportunity Zone Availabilities - 9/'21

9201-9275 Sudley Rd - Manassas Corner Shopping Center



Manassas, VA 20110 - Manassas Submarket

evidenced by the increase in sales it has experienced every year since its lease commenced. The 12,000 sf end cap bay was formerly a very successful CVS pharmacy, which moved across the street into a freestanding unit. This bay now houses Five Guys Burgers, Fantastic Sam's Hair Salon, T-Mobile, My Bakery and Cyber Café and Electronics Plus.

The property sits at two traffic lights on Route 234, has four curb cuts, offers two pylon signs and has high traffic counts. The center was completely rebuilt in 1997 with a new brick façade and is a very attractive center. Hollywood Video is very successful in this location, as are the Food Lion, Rite Aid and CVS across the street. A new Home Depot is located next to the Giant Food anchored center located 0.25 miles to the north on Rt. 28.

Manassas Opportunity Zone Availabilities - 9/'21

8807 Sudley Rd



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1973
RBA	17,930 SF
Stories	2
Typical Floor	8,965 SF

LAND

Land Acres	1.06 AC
Zoning	B-1
Parcel	27486

EXPENSES

Opex	\$1.25/SF (2012-Est); \$3.33/SF (2010)
Taxes	\$1.16/SF (2020)

SPACE FEATURES

- Property Manager on Site
- Signage

FOR LEASE

Smallest Space	1,040 SF	Office Avail	2,259 SF
Max Contiguous	1,219 SF		
# of Spaces	2		
Vacant	2,259 SF		
% Leased	87.4%		
Rent	\$19.00		
Service Type	Plus Cleaning		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105/112	Office	Direct	1,040	1,040	1,040	\$19.00/+CHAR	Vacant	3 - 10 Years
Long & Foster Real Estate, Inc. (Commercial Div.)									
P 1st	109	Office	Direct	1,219	1,219	1,219	\$19.00/+CHAR	Vacant	3 - 10 Years
Long & Foster Real Estate, Inc. (Commercial Div.)									

Manassas Opportunity Zone Availabilities - 9/'21

8807 Sudley Rd



Manassas, VA 20110 - Manassas Submarket

SALE

Sold Price	\$990,000 (\$55.21/SF)
Date	Jun 2018
Sale Type	Investment

TRANSPORTATION

Parking	80 available (Surface);Ratio of 5.33/1,000 SF
Commuter Rail	5 min drive to Manassas Commuter Rail (Manassas Line)
Airport	38 min drive to Washington Dulles International Airport
Walk Score®	Somewhat Walkable (54)
Transit Score®	Minimal Transit (21)

TENANTS

Target Surveys Inc	1,950 SF
Iglesia Pentecostal El Buen Samaritano	1,164 SF
Concierge Services Inc.	1,000 SF
Conner Square Condominium Unit Owner's Associatio	400 SF
Hairbotics	200 SF
Atlas Link Inc	-
Insurit	-
Prince William County School Board	-

State Farm	1,332 SF
Community Management Group	1,000 SF
Impact Tek	645 SF
Reyes & Associates LLC	300 SF
A Absolutely Affordable Health	-
Decorating Den Interiors	-
Manassas Office Center	-

PROPERTY CONTACTS

Primary Leasing Company	Long & Foster Real Estate, Inc. (Commercial Div.) 8227 Old Courthouse Rd Vienna, VA 22182 (703) 506-2850 (p) (703) 506-2195 (f)
Recorded Owner	Stonebridge Investments III LLC
Previous True Owner	MU-DEL Electronics, Inc. 8576 Wellington Rd Manassas, VA 20109 (703) 368-8900 (p)
Developer	Howar Development Corporation 1100 17th St NW Washington, DC 20036 (202) 659-3333 (p)



True Owner	Kaplow, Stuart D 15 E Chesapeake Ave Towson, MD 21286 (410) 339-3910 (p)
Previous True Owner	Souren Hakopian 8576 Wellington Rd Manassas, VA 20109 (703) 444-2823 (p)
Previous True Owner	MOC III Limited Partnership 5100 Wisconsin Ave NW Washington, DC 20016
Property Manager	MU-DEL Electronics, Inc. 8576 Wellington Rd Manassas, VA 20109 (703) 368-8900 (p)

BUILDING NOTES

Location offers immediate access to Route 234.
Next door to Manassas Post Office.

Manassas Opportunity Zone Availabilities - 9/'21

8950 Mathis Ave



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Retail Bank (Neighborhood Center)
Tenancy	Multi
Year Built	1966
GLA	1,612 SF
Stories	1
Typical Floor	1,612 SF
Docks	None

LAND

Land Acres	0.31 AC
Zoning	B4
Parcel	32047

EXPENSES

Taxes	\$5.43/SF (2020)
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SPACE FEATURES

- Drive Thru
- Pylon Sign

FOR LEASE

Smallest Space	1,612 SF	Retail Avail	1,612 SF
Max Contiguous	1,612 SF		
# of Spaces	1		
Vacant	1,612 SF		
% Leased	0%		
Rent	\$18.61		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Retail	Direct	1,612	1,612	1,612	\$18.61/NNN	Vacant	Negotiable

Weber Rector Commercial Real Estate Services

\$2,500/month

Manassas Opportunity Zone Availabilities - 9/'21

8950 Mathis Ave



Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

Traffic Volume	3,883 on Portner Ave & Reb Yank Dr SW (2020) 33,240 on Liberia Ave & Centreville Rd NW (2018)
Frontage	67' on Mathis Ave (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	300 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	35 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (78)
Transit Score®	Minimal Transit (19)

PROPERTY CONTACTS

Primary Leasing Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)
Recorded Owner	I J & Hilda M Breeden Foundati 8817 Portner Ave Manassas, VA 20110



True Owner	Manassas Shopping Center 8817 Portner Ave Manassas, VA 20110 (703) 368-2915 (p)
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Manassas Opportunity Zone Availabilities - 9/'21

9009 Church St - Messenger Place



Manassas, VA 20110 - Downtown Manassas Submarket



BUILDING

Type	4 Star Mid-Rise Apartments
Year Built	Jul 2019
Units	94
GBA	95,183 SF
Stories	5
Rent Type	Market
Market Segment	All

LAND

Land Acres	0.52 AC
Zoning	B-3.5
Parcel	30431

EXPENSES

Taxes	\$2,502.67/Unit (2020)
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SPACE FEATURES

Unit Amenities

- Granite Countertops
- Oven
- Refrigerator
- Tub/Shower
- Kitchen
- Range
- Stainless Steel Appliances
- Vaulted Ceiling

Site Amenities

- Elevator
- Online Services
- Property Manager on Site
- Trash Pickup - Door to Door
- Fitness Center
- Planned Social Activities
- Public Transportation

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	707	76	80.9%	7	9.2%	\$1,592	\$2.25	\$1,588	\$2.25	0.3%
All 2 Beds	932	18	19.1%	1	5.6%	\$1,959	\$2.10	\$1,954	\$2.10	0.3%
Totals	750	94	100.0%	8	8.5%	\$1,662	\$2.22	\$1,658	\$2.21	0.3%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	681	11	11.7%	0	0.0%	\$1,549	\$2.27	\$1,545	\$2.27	0.3%
1	1	710	6	6.4%	2	33.3%	\$1,599	\$2.25	\$1,595	\$2.25	0.3%

Manassas Opportunity Zone Availabilities - 9/'21

9009 Church St - Messenger Place



Manassas, VA 20110 - Downtown Manassas Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	711	50	53.2%	4	8.0%	\$1,599	\$2.25	\$1,595	\$2.24	0.3%
1	1	715	9	9.6%	1	11.1%	\$1,599	\$2.24	\$1,595	\$2.23	0.3%
2	1	901	4	4.3%	0	0.0%	\$1,899	\$2.11	\$1,894	\$2.10	0.3%
2	2	915	9	9.6%	1	11.1%	\$1,991	\$2.18	\$1,986	\$2.17	0.3%
2	2	987	5	5.3%	0	0.0%	\$1,949	\$1.97	\$1,944	\$1.97	0.3%

FOR LEASE

Smallest Space	788 SF	Retail Avail	1,611 SF
Max Contiguous	1,611 SF		
# of Spaces	2		
Vacant	1,611 SF		
Rent	\$35.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	R101	Retail	Direct	823	1,611	1,611	\$35.00/NNN	Vacant	Negotiable

Weber Rector Commercial Real Estate Services

Two available retail units on the ground floor of the new Messenger Place apartment building. Ideal for apartment compatible uses such as coffee/smoothie shop, dry cleaners, etc. A convenience store user is committed to Suite R102. Prime location in the heart of Old Town Manassas. Situated below 94 brand new fully leased apartments. Highly visible location on Rt. 28/Church St. in Old Town Manassas with 11,000 VPD (21,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 2 blocks from Amtrak/VRE station.

P 1st	R103	Retail	Direct	788	1,611	1,611	\$35.00/NNN	Vacant	Negotiable
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Weber Rector Commercial Real Estate Services

Two available retail units on the ground floor of the new Messenger Place apartment building. Ideal for apartment compatible uses such as coffee/smoothie shop, dry cleaners, etc. A convenience store user is committed to Suite R102. Prime location in the heart of Old Town Manassas. Situated below 94 brand new fully leased apartments. Highly visible location on Rt. 28/Church St. in Old Town Manassas with 11,000 VPD (21,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 2 blocks from Amtrak/VRE station.

FEES

Admin Fee \$300
Application Fee \$50

PET POLICY

Cats Allowed - \$35/Mo, 2 Maximum, Maximum Weight 75 lb, One-Time Fee: \$400

Dogs Allowed - \$50/Mo, 2 Maximum, Maximum Weight 75 lb, One-Time Fee: \$400

Manassas Opportunity Zone Availabilities - 9/'21

9009 Church St - Messenger Place



Manassas, VA 20110 - Downtown Manassas Submarket

TRANSPORTATION

Commuter Rail	2 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (86)
Transit Score®	Some Transit (29)

TENANTS

Borger - Messenger Place	19,037 SF
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PROPERTY CONTACTS

Primary Leasing Company	 Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)	True Owner	The Rector Companies 9401 Battle St Manassas, VA 20110 (703) 366-3189 (p) (703) 330-5282 (f)
Recorded Owner	Messenger Place Development, LLC 9200 Church St Manassas, VA 20110	Developer	The Rector Companies 9401 Battle St Manassas, VA 20110 (703) 366-3189 (p) (703) 330-5282 (f)
Property Manager	 Borger - Messenger Place 9009 Church St Manassas, VA 20110 (703) 740-1010 (p)		

Manassas Opportunity Zone Availabilities - 9/'21

9091 Mathis Ave



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Retail (Strip Center)
Tenancy	Multi
Year Built	1975
GLA	8,636 SF
Stories	1
Typical Floor	8,636 SF
Docks	None

LAND

Land Acres	0.24 AC
Zoning	B4
Parcel	18153

EXPENSES

Taxes	\$4.76/SF (2020)
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TENANTS

Super Pro Nails	8,636 SF	Amour Tattoo Inc	-
Omar Corp	-	Pizza Time	-
Samar Halal Market	-		

FOR LEASE

Smallest Space	1,579 SF	Retail Avail	1,579 SF
Max Contiguous	1,579 SF		
# of Spaces	1		
Vacant	1,579 SF		
% Leased	81.7%		
Rent	Withheld - CoStar Est. Rent \$17 - 21 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105	Retail	Direct	1,579	1,579	1,579	Withheld	Vacant	Negotiable
Mid-Atlantic Real Estate Investment, Inc.									

Manassas Opportunity Zone Availabilities - 9/'21

9091 Mathis Ave



Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

Traffic Volume	27,730 on Centreville Rd & Reb Yank Dr NE (2018) 29,000 on Centreville Road & Liberia Ave NE (2018)
Frontage	134' on Mathis Ave (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	20 available (Surface);Ratio of 2.32/1,000 SF
Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	35 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (80)
Transit Score®	Minimal Transit (20)

PROPERTY CONTACTS

Primary Leasing Company	Mid-Atlantic Real Estate Investment, Inc. 9161 Liberia Ave Manassas, VA 20110 (703) 257-1188 (p) (703) 257-1377 (f)
Recorded Owner	Mid-Atlantic Real Estate Investment, Inc. 9161 Liberia Ave Manassas, VA 20110 (703) 257-1188 (p) (703) 257-1377 (f)

True Owner	Mid-Atlantic Real Estate Investment, Inc. 9161 Liberia Ave Manassas, VA 20110 (703) 257-1188 (p) (703) 257-1377 (f)
Property Manager	Mid-Atlantic Real Estate Investment, Inc. 9161 Liberia Ave Manassas, VA 20110 (703) 257-1188 (p) (703) 257-1377 (f)

Manassas Opportunity Zone Availabilities - 9/'21

9329 Battle St



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1930
RBA	3,155 SF
Stories	2
Typical Floor	1,577 SF

LAND

Land Acres	0.15 AC
Zoning	B3
Parcel	28276

EXPENSES

Taxes	\$2.42/SF (2020)
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FOR LEASE

Smallest Space	500 SF
Max Contiguous	500 SF
# of Spaces	3
Vacant	2,500 SF
% Leased	20.8%
Rent	\$20.40 - 22.80
Service Type	Full Service Gross

Office Avail	1,500 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	500	500	500	\$20.40/FS	Vacant	Negotiable

Crossroads Realtors

Approximately 500 SF second floor office space. Access to shared conference room, common areas and restrooms. Full service rental rate! Located at the corner of Battle St. and Quarry Rd. in the heart of Old Town Manassas. Shops, restaurants, VRE/Amtrak & PWC Courthouse all close by.

P 2nd		Office	Direct	500	500	500	\$20.40/FS	30 Days	Negotiable
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Crossroads Realtors

Approximately 500 SF second floor office space! Access to shared conference room, common areas and restrooms. Full service rental rate! Located at the corner of Battle St. and Quarry Rd. in the heart of Old Town Manassas. Shops, restaurants, VRE/Amtrak & PWC Courthouse all close by.

Manassas Opportunity Zone Availabilities - 9/'21

9329 Battle St



Manassas, VA 20110 - Manassas Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	500	500	500	\$22.80/FS	Vacant	Negotiable

Crossroads Realtors

Approximately 500 SF first floor office space with reception area! Access to shared conference room, common areas and restrooms. Full service rental rate! Located at the corner of Battle St. and Quarry Rd. in the heart of Old Town Manassas. Shops, restaurants, VRE/Amtrak & PWC Courthouse all close by.

SALE

For Sale	\$930,000 (\$294.77/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$600,000 (\$190.17/SF)
Date	Sep 2018

TRANSPORTATION

Parking	2 available (Covered);5 available (Surface);Ratio of 2.22/1,000 SF
Commuter Rail	1 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (82)
Transit Score®	Some Transit (29)

TENANTS

Earl J. Oberbauer Jr. Attorney at Law	1,577 SF	AA Bankruptcy	450 SF
Wittenauer Law Office, P.C.	300 SF	Shaw, Jennifer	-

PROPERTY CONTACTS

Primary Leasing Company	Crossroads Commercial 9216 Center St Manassas, VA 20110 (703) 530-1830 (p) (703) 530-1832 (f)	Primary Leasing Company	Crossroads Realtors 9208 Lee Ave Manassas, VA 20110 (703) 530-1830 (p)
Sales Company	Crossroads Realtors 9208 Lee Ave Manassas, VA 20110 (703) 530-1830 (p)	True Owner	Oberbauer Earl J Jr 93298 Battle St Manassas, VA 20110 (703) 361-9628 (p)
Recorded Owner	Saom Llc 10024 Pouring Rain Pl Nokesville, VA 20181		

SALE HIGHLIGHTS

- One a few locations in Old Town with Onsite Parking
- Great location
- Close to VRE, Retail, and Prince William Courthouse
- Perfect for Owner User or Investor
- Located in Opportunity Zone

Manassas Opportunity Zone Availabilities - 9/'21

9324-9326 Main St - Lyon Building



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1967
RBA	5,520 SF
Stories	1
Typical Floor	5,520 SF

LAND

Land Acres	0.31 AC
Zoning	B3
Parcel	33845

EXPENSES

Taxes	\$2.91/SF (2020)
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FOR LEASE

Smallest Space	1,479 SF
Max Contiguous	1,479 SF
# of Spaces	1
Vacant	1,479 SF
% Leased	73.2%
Rent	\$25.00
Service Type	Full Service Gross

Office Avail	1,479 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	1,479	1,479	1,479	\$25.00/FS	Vacant	Negotiable

Weber Rector Commercial Real Estate Services

Office space available for lease. Approximately 1,479 sf unit featuring 4 private offices, large work area, conference room & private restroom. Zoned B-3. Ideal for legal or other professional office use. Ideal location in the center of Old Town Manassas. Only 0.4 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.

TRANSPORTATION

Parking	25 available (Surface); Ratio of 5.22/1,000 SF
Commuter Rail	1 min drive to Manassas Commuter Rail (Manassas Line)
Airport	27 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (82)
Transit Score®	Some Transit (29)

Manassas Opportunity Zone Availabilities - 9/'21

9324-9326 Main St - Lyon Building



Manassas, VA 20110 - Manassas Submarket

TENANTS

Farrell & Croft P C	4,789 SF	Title Associates Of Virginia	2,400 SF
Law Office Of Thomas H Wilson	-		

PROPERTY CONTACTS

Primary Leasing Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)	True Owner	Farrell & Croft P C 9324-9326 Main St Manassas, VA 20110 (703) 335-9390 (p)
Recorded Owner	Farrell & Croft Investment Properties LLC 9324 Main St Manassas, VA 20110 (703) 335-9390 (p)		

Manassas Opportunity Zone Availabilities - 9/'21

9119 Church St



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1900
RBA	3,532 SF
Stories	2
Typical Floor	2,079 SF

LAND

Land Acres	0.23 AC
Zoning	B-3
Parcel	31599

EXPENSES

Taxes	\$2.73/SF (2020)
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SPACE FEATURES

- Air Conditioning

FOR LEASE

Smallest Space	182 SF	Office Avail	392 SF
Max Contiguous	210 SF		
# of Spaces	2		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$65.93 - 68.57		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	182	182	182	\$65.93/FS	30 Days	Negotiable
Pearson Smith Realty, Acqtel Realty									
Fully furnished 2nd floor office in the heart of Old Town Manassas. 3 Blocks from the Prince William Court House. Shared access to conference room and break-room. Full service lease includes RE taxes, utilities, and internet. Signage available. \$1,000 per month.									
P 1st		Office	Direct	210	210	210	\$68.57/FS	30 Days	Negotiable
Pearson Smith Realty, Acqtel Realty									
Fully furnished 1st floor office in the heart of Old Town Manassas. 3 Blocks from the Prince William Court House. Shared access to conference room and break-room. Full service lease includes RE taxes, utilities, and internet. Signage available. \$1,200 per month.									

Manassas Opportunity Zone Availabilities - 9/'21

9119 Church St



Manassas, VA 20110 - Manassas Submarket

SALE

Sold Price	\$650,000 (\$184.03/SF)
Date	May 2016
Sale Type	Owner User

TRANSPORTATION

Parking	13 available (Surface);Ratio of 1.46/1,000 SF
Commuter Rail	1 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (85)
Transit Score®	Some Transit (29)

TENANTS

Acqtel Realty	1,766 SF	Dominion Law	750 SF
Dupray & Dupray PLLC	450 SF	Immigrants First, Pllc	-

PROPERTY CONTACTS

Primary Leasing Company	Linton Hall Realtors 14091 Dave Store Ln Gainesville, VA 20155 (703) 485-4663 (p)	Leasing Company	Pearson Smith Realty 43777 Central Station Dr Ashburn, VA 20147 (703) 679-8511 (p)
Leasing Company	Acqtel Realty 9119 Church St Manassas, VA 20110 (703) 753-8461 (p) (877) 335-8308 (f)	True Owner	James Smith (540) 898-2900 (p)
		Previous True Owner	James B Robeson 10904 Reid Ln Nokesville, VA 20181 (703) 754-4544 (p)
Recorded Owner	CorTam Real Estate Holdings, LLC 6937 Jockey Club Ln Haymarket, VA 20169		

Manassas Opportunity Zone Availabilities - 9/'21

9401 Battle St



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	2008
RBA	6,200 SF
Stories	2
Typical Floor	3,100 SF
Construction	Masonry

LAND

Land Acres	0.24 AC
Zoning	B3
Parcel	23464

EXPENSES

Taxes	\$0.83/SF (2020)
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SPACE FEATURES

- Air Conditioning

FOR LEASE

Smallest Space	72 SF	Office Avail	204 SF
Max Contiguous	132 SF		
# of Spaces	2		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Office	Coworking	72	72	72	\$75.00/FS	TBD	
Weber Rector Commercial Real Estate Services									
\$450/month (for 1 year lease - add \$25/mo for month to month leases). Individual 2nd floor offices for lease in professional office building. Furnished with built-in desks. Phone & high speed internet available. Secure office entrance, shared conference room & kitchenette. Ideal location in the center of Old Town Manassas at the corner of Church St. & Battle St. Only 0.4 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.									
P 2nd	200	Office	Coworking	132	132	132	\$59.09/FS	TBD	
Weber Rector Commercial Real Estate Services									
\$650/month (for 1 year lease - add \$25/mo for month to month leases). Individual 2nd floor offices for lease in professional office building. Furnished with built-in desks. Phone & high speed internet available. Secure office entrance, shared conference room & kitchenette. Ideal location in the center of Old Town Manassas at the corner of Church St. & Battle St. Only 0.4 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.									

Manassas Opportunity Zone Availabilities - 9/'21

9401 Battle St



Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking	420 available (Surface);Ratio of 67.74/1,000 SF
Commuter Rail	1 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score®	Very Walkable (82)
Transit Score®	Some Transit (29)

TENANTS

Garrison McNey & Assoc	-
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PROPERTY CONTACTS

Primary Leasing Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)	True Owner	Walter A Amador 6017 Massaponax Dr Fredericksburg, VA 22407 (703) 330-0149 (p)
Recorded Owner	9151 Quarry Street Cgr & 9151 9151 Quarry St Manassas, VA 20110	Property Manager	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)

Manassas Opportunity Zone Availabilities - 9/'21

9304-9306 Forest Point Cir



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	2 Star Office Condo
Year Built	1989
RBA	7,574 SF
Stories	1
Typical Floor	7,574 SF
Construction	Masonry

LAND

Land Acres	0.25 AC
Zoning	B-1
Parcel	29630

EXPENSES

Taxes	\$2.50/SF (2020)
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FOR LEASE

Smallest Space	110 SF
Max Contiguous	110 SF
# of Spaces	1
Vacant	110 SF
% Leased	98.6%
Rent	\$54.00
Service Type	Modified Gross

Office Avail	110 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9306a	Office	Direct	110	110	110	\$54.00/MG	Vacant	Negotiable

Wright Realty, Inc.

\$500 A Month including utilities

Single office for lease in Manassas, VA. Located near NOVANT Health Prince William Medical Center. Lease rate includes utilities. Additional Offices available.

Manassas Opportunity Zone Availabilities - 9/'21

9304-9306 Forest Point Cir



Manassas, VA 20110 - Manassas Submarket

SALE

Sold Price	\$1,333,024 (\$176.00/SF)
Date	Oct 2010
Sale Type	Owner User
Financing	Down Payment of \$111,042 (8.33%) 1st Mortgage: Access National Bank

TRANSPORTATION

Parking	20 available (Surface);Ratio of 2.64/1,000 SF
Commuter Rail	6 min drive to Manassas Commuter Rail (Manassas Line)
Airport	38 min drive to Washington Dulles International Airport
Walk Score®	Somewhat Walkable (54)
Transit Score®	Minimal Transit (21)

TENANTS

Gupta Properties	3,890 SF	Shimla Medical Center	3,184 SF
Inova Juniper Program-Manassas	-	Quest Diagnostics	-

PROPERTY CONTACTS

Primary Leasing Company	 Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)	True Owner	Gupta Properties 9304-9306 Forest Point Cir Manassas, VA 20110 (703) 330-3322 (p)
Recorded Owner	Gupta Properties 8400-8428 Dorsey Cir Manassas, VA 20110 (703) 330-3322 (p)	Previous True Owner	Grip Partners General Partnership