Lease Availability Report

8955-8971 Center St - Beauregard Square

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1988**
GLA:	**21,000 SF**
Floors:	**1**
Typical Floor:	**21,000 SF**

AVAILABILITY

Min Divisble:	**1,790 SF**
Max Contig:	**5,765 SF**
Total Available:	**7,555 SF**
Asking Rent:	**$13.00/NNN**

EXPENSES PER SF

Taxes:	**$0.26 (2017)**
Opex:	**$3.56 (2011-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8955	Off/Ret	New	5,765	5,765	5,765	$13.00/NNN	Vacant	Negotiable
P 1st	8957	Retail	New	1,790	1,790	1,790	$13.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 28, 2011 for $2,400,000 ($114.29/SF)

KEY TENANTS

Old Towne Sports Pub	5,339 SF	Crestive Brush Studio	1,400 SF
Prince William Chamber of Commerce	1,400 SF	Something Old Something New	1,200 SF
Deli Depot	400 SF		

TRAFFIC & FRONTAGE

Traffic Volume: 4,100 on Center St & Maple St (2010)

13,278 on Prescott Ave & Cherry St (2011)

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8955-8971 Center St - Beauregard Square

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	96 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	27 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (28)

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9105-9107 Center St

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/R…**
Tenancy:	**Multiple**
Year Built:	**1906**
GLA:	**4,058 SF**
Floors:	**3**
Typical Floor:	**1,353 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,900 SF**
Max Contig:	**1,900 SF**
Total Available:	**1,900 SF**
Asking Rent:	**$13.89/+UTIL**

EXPENSES PER SF

Taxes:	**$3.04 (2009)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,900	1,900	1,900	$13.89/+UTIL	Vacant	Negotiable

SALE

Last Sale:	Sold on Oct 13, 2009 for $650,000 ($160.18/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	12,000 on Center St & Main St (2016)
	20,000 on Grant Ave & Prince William St (2016)
Frontage:	28' on Center St

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TRANSPORTATION

Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	27 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Some Transit (28)

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9635 Center St

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
GLA:	**25,500 SF**
Floors:	**1**
Typical Floor:	**25,500 SF**

AVAILABILITY

Min Divisble:	**25,500 SF**
Max Contig:	**25,500 SF**
Total Available:	**25,500 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$1.39 (2016)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	New	25,500	25,500	25,500	Withheld	Negotiable	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	21,000 on Center St & Stonewall Rd (2016)
	6,800 on Ashton Ave & Cockrell Rd (2016)

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TRANSPORTATION

Walk Score ®:	Car-Dependent (43)
Transit Score ®:	Minimal Transit (15)

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8801-8827 Centreville Rd - Manassas Junction

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1981; Renov 1992**
GLA:	**79,417 SF**
Floors:	**1**
Typical Floor:	**79,417 SF**
Docks:	**4 ext**

AVAILABILITY

Min Divisble:	**3,000 SF**
Max Contig:	**3,000 SF**
Total Available:	**3,000 SF**
Asking Rent:	**$30.00/NNN**

EXPENSES PER SF

Taxes:	**$2.66 (2012-Est)**
Opex:	**$2.39 (2012-Est)**
Total Expenses:	**$5.05 (2012-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A1	Retail	Relet	3,000	3,000	3,000	$30.00/NNN	Vacant	10 Yrs

SALE

Last Sale: Sold on Mar 17, 2017 for $7,650,000 ($96.33/SF)

AMENITIES

Dedicated Turn Lane, Pylon Sign, Signalized Intersection

KEY TENANTS

H Mart	49,000 SF	Bubble Laundromat	6,154 SF
Wingstop	1,700 SF	Diamond Nail & Spa	1,608 SF
Domino's Pizza	1,608 SF	Hair Cuttery	1,260 SF

TRAFFIC & FRONTAGE

Traffic Volume:	42,000 on Centreville Rd & Kincheloe Dr (2016)
	46,000 on Centreville Rd & Conner Dr (2016)
Frontage:	123' on Centreville Rd (with 1 curb cut)

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8801-8827 Centreville Rd - Manassas Junction

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	300 free Surface Spaces are available; Ratio of 3.78/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	23 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Some Transit (25)

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10024-10104 Dumfries Rd - Wellington Station

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1995**
GLA:	**82,921 SF**
Floors:	**1**
Typical Floor:	**82,921 SF**
Docks:	**5 ext**

AVAILABILITY

Min Divisble:	**1,497 SF**
Max Contig:	**6,036 SF**
Total Available:	**9,133 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$2.83 (2015)**
Opex:	**$3.76 (2012-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Relet	6,036	6,036	6,036	Withheld	Vacant	Negotiable
P 1st	4	Retail	Relet	1,600	1,600	1,600	Withheld	Negotiable	Negotiable
P 1st	6	Retail	Relet	1,497	1,497	1,497	Withheld	Negotiable	Negotiable

SALE

Last Sale: Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for $33,525,000 ($303.42/SF)

AMENITIES

Air Conditioning, Common-area parking only, Out Parcel, Pylon Sign, Signage

KEY TENANTS

● Giant Food	67,282 SF	Velocity Wings	3,236 SF
Wellington Hair Cuttery	2,800 SF	Mane Event Day Spa & Salon	1,600 SF
Maniluxx Nails & Spa	1,600 SF	Subway	1,600 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	13,000 on Wellington Rd & Hampton Rd (2016)
	14,000 on Dumfries Rd & 7th Regiment Dr (2016)
Frontage:	586' on Dumfries Rd (with 2 curb cuts)

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10024-10104 Dumfries Rd - Wellington Station

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	525 free Surface Spaces are available; Ratio of 7.51/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (52)
Transit Score ®:	Minimal Transit (18)

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9061-9073 Euclid Ave

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1987**
RBA:	**185,560 SF**
Floors:	**1**
Typical Floor:	**185,560 SF**
Ceiling Ht:	**9'-20'**

AVAILABILITY

Min Divisble:	**8,000 SF**
Max Contig:	**16,000 SF**
Total Available:	**16,000 SF**
Asking Rent:	**$6.00/NNN**

EXPENSES PER SF

Taxes:	**$0.65 (2014)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	8,000 - 16,000	16,000	16,000	$6.00/NNN	Vacant	Negotiable

SALE

Last Sale:	Sold on Feb 13, 2015 for $9,351,000 ($50.39/SF) at 7.50% Cap

LOADING

Docks:	**16 ext**	Drive Ins:	**13 tot./12'w x 14'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

LAND

Land Area:	**10.00 AC**
Zoning:	**I-2**

TRANSPORTATION

Parking:	213 free Surface Spaces are available; Ratio of 1.15/1,000 SF
Commuter Rail:	5 minute drive to Manassas Park Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport

KEY TENANTS

McCarthy Tires	7,139 SF	Carroll Tire Co	500 SF

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9408 Grant Ave

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**2009**
RBA:	**32,000 SF**
Floors:	**4**
Typical Floor:	**8,000 SF**

AVAILABILITY

Min Divisble:	**1,066 SF**
Max Contig:	**5,049 SF**
Total Available:	**12,293 SF**
Asking Rent:	**$22.00/+UTIL**

EXPENSES PER SF

Taxes:	**$2.37 (2015)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Retail	Relet	1,205	1,205	1,205	$22.00/+UTIL	Vacant	Negotiable

TRANSPORTATION

Parking:	15 free Surface Spaces are available; Ratio of 0.47/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	28 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Some Transit (28)

KEY TENANTS

M & T Bank	3,500 SF	Livesay & Myers, P.C.	1,400 SF
Inabnet Court Reporting	1,384 SF	RGS Title	1,183 SF
Senator Tim Kaine	1,000 SF	Edward Jones	500 SF

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10159-10175 Hastings Dr - Hastings Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1997**
GLA:	**54,341 SF**
Floors:	**1**
Typical Floor:	**54,341 SF**
Docks:	**2 ext**

AVAILABILITY

Min Divisble:	**2,000 SF**
Max Contig:	**4,000 SF**
Total Available:	**4,000 SF**
Asking Rent:	**$25.00/NNN**

EXPENSES PER SF

Taxes:	**$1.81 (2015)**
Opex:	**$1.98 (2012-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Retail	Relet	2,000 - 4,000	4,000	4,000	$25.00/NNN	Vacant	5 - 10 Yrs

AMENITIES

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

KEY TENANTS

Habitat for Humanity International	38,541 SF	Mandarin House	2,500 SF
Thai Time	2,500 SF	Domino's Pizza	1,800 SF
Merit Cleaners	1,800 SF	Noni Barber Shop	1,200 SF

TRAFFIC & FRONTAGE

Traffic Volume:	9,800 on Dumfries Rd & Manassas Mill Rd (2016)
	14,000 on Dumfries Rd & 7th Regiment Dr (2016)
Frontage:	414' on Hastings Dr

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TRANSPORTATION

Parking:	287 Surface Spaces are available; Ratio of 5.34/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (18)

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9722 Liberia Ave - Shops at Signal Hill

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**2008**
GLA:	**94,000 SF**
Floors:	**1**
Typical Floor:	**94,000 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,200 SF**
Max Contig:	**4,914 SF**
Total Available:	**8,514 SF**
Asking Rent:	**$25.00 - 35.00/NNN**

EXPENSES PER SF

Taxes:	**$0.97 (2011-Est)**
Opex:	**$4.03 (2011-Est)**
Total Expenses:	**$5.00 (2011-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A2	Retail	Relet	1,900	4,914	4,914	$25.00 - 35.00/NNN	Vacant	Negotiable
P 1st	A3	Retail	Relet	3,014	4,914	4,914	$25.00 - 35.00/NNN	Vacant	Negotiable
P 1st	A-11	Retail	Relet	1,200	1,200	1,200	$25.00 - 35.00/NNN	Vacant	Negotiable
P 1st	PAD 3	Retail	Relet	2,400	2,400	2,400	$25.00 - 35.00/NNN	Vacant	Negotiable

AMENITIES

Signage

KEY TENANTS

ALDI	15,947 SF
Fedex Office Print & Ship Ctr	6,000 SF
Innoteck Laser Tag	4,400 SF
• Dollar Tree	11,000 SF
Mattress Warehouse	5,253 SF
Paris Spa	4,400 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	6,300 on Signal Hill Rd & Richmond Ave (2010)
	15,000 on Fairview Ave & Oakenshaw Dr (2016)
Frontage:	433' on Liberia (with 2 curb cuts)

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9722 Liberia Ave - Shops at Signal Hill

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	400 Surface Spaces are available; Ratio of 4.26/1,000 SF
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (21)

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9876-9972 Liberia Ave - Davis Ford Crossing

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Community Center**
Tenancy:	**Multiple**
Year Built:	**1990; Renov 2014**
GLA:	**140,075 SF**
Floors:	**1**
Typical Floor:	**140,075 SF**
Docks:	**5 ext**

AVAILABILITY

Min Divisble:	**742 SF**
Max Contig:	**1,600 SF**
Total Available:	**3,172 SF**
Asking Rent:	**Withheld**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	12	Retail	Relet	1,600	1,600	1,600	Withheld	30 Days	Negotiable
P 1st	17	Retail	Relet	742	742	742	Withheld	30 Days	Negotiable
P 1st	32	Retail	Relet	830	830	830	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 5 Retail Properties in Manassas, VA Sold on Jun 29, 2015 for $19,500,000 ($255.92/SF)

AMENITIES

Out Parcel, Pylon Sign, Signalized Intersection

KEY TENANTS

LA Fitness	45,554 SF	• Staples	20,495 SF
Petco Animal Supplies	10,145 SF	• CVS Pharmacy	9,600 SF
Mattress Firm	6,400 SF	Phoenix Salon	6,338 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	15,000 on Fairview Ave & Oakenshaw Dr (2016)
	24,000 on State Rte 663 & Hynson Dr (2016)
Frontage:	Liberia
	Fairview

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9876-9972 Liberia Ave - Davis Ford Crossing

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	778 free Surface Spaces are available; Ratio of 5.08/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	27 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (20)

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9411 Main St - Trusler Hall

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1948; Renov 1998**
GLA:	**10,712 SF**
Floors:	**2**
Typical Floor:	**5,356 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**294 SF**
Max Contig:	**2,133 SF**
Total Available:	**4,933 SF**
Asking Rent:	**$15.00/NNN**

EXPENSES PER SF

Taxes:	**$0.22 (2017)**
Opex:	**$6.64 (2013-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202-205	Off/Ret	Relet	294 - 2,133	2,133	2,133	$15.00/NNN	Vacant	1 - 3 Yrs
P 2nd	210	Off/Ret	Relet	1,100	1,100	1,100	$15.00/NNN	Sep 2018	1 - 3 Yrs

SALE

Last Sale: Sold on Jan 31, 2001 for $610,000 ($56.95/SF) at 10.93% Cap

KEY TENANTS

Puzzle Palooza	1,117 SF	Loveless Porter Architects	1,100 SF
First Tax & Financial	500 SF	Capitol Brown Works LLC	326 SF

TRAFFIC & FRONTAGE

Traffic Volume:	12,000 on Center St & Main St (2016)
	13,338 on Church St & West St (2011)
Frontage:	40' on Main
	51' on Main St

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9411 Main St - Trusler Hall

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	27 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Some Transit (28)

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10042 Market Cir - Hastings Marketplace Bldg 10 - Hastings Marketplace

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Center Type:	**Neighborhood Ce…**
Tenancy:	**Multiple**
Year Built:	**2009**
GLA:	**4,709 SF**
Floors:	**1**
Typical Floor:	**4,709 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,086 SF**
Max Contig:	**1,086 SF**
Total Available:	**1,086 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.31 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	17	Retail	Relet	1,086	1,086	1,086	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 6 Retail Properties in Manassas, VA Sold on Jan 13, 2016 for $32,250,000 ($347.02/SF)

AMENITIES

Dedicated Turn Lane, Pylon Sign, Signalized Intersection

KEY TENANTS

Verizon Wireless	2,532 SF

TRAFFIC & FRONTAGE

Traffic Volume:	15,000 on Fairview Ave & Oakenshaw Dr (2016)
	24,000 on State Rte 663 & Hynson Dr (2016)
Frontage:	113' on Market Cir (with 2 curb cuts)

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10042 Market Cir - Hastings Marketplace Bldg 10 - Hastings Marketplace

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	50 Surface Spaces are available
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	28 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (54)
Transit Score ®:	Minimal Transit (20)

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8900 Mathis Ave - Reb Yank Shopping Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1966; Renov 1973**
GLA:	**65,037 SF**
Floors:	**1**
Typical Floor:	**65,037 SF**
Docks:	**2 ext**

AVAILABILITY

Min Divisble:	**4,800 SF**
Max Contig:	**4,800 SF**
Total Available:	**4,800 SF**
Asking Rent:	**$12.00/NNN**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8910	Retail	Relet	4,800	4,800	4,800	$12.00/NNN	30 Days	Negotiable

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

Carter Framing	500 SF	Jade's Nails	500 SF
Tommy's Place	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	4,200 on Portner Ave & Fort Dr (2016)
	42,000 on Centreville Rd & Kincheloe Dr (2016)
Frontage:	346' on Mathis Ave (with 1 curb cut)

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TRANSPORTATION

Parking:	300 free Surface Spaces are available; Ratio of 4.72/1,000 SF
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Some Transit (26)

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8950 Mathis Ave - Reb Yank Shopping Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Bank**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1966**
GLA:	**1,612 SF**
Floors:	**1**
Typical Floor:	**1,612 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,612 SF**
Max Contig:	**1,612 SF**
Total Available:	**1,612 SF**
Asking Rent:	**$18.61/NNN**

EXPENSES PER SF

Taxes:	**$2.51 (2017)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,612	1,612	1,612	$18.61/NNN	Vacant	Negotiable

AMENITIES

Drive Thru, Pylon Sign

TRAFFIC & FRONTAGE

Traffic Volume:	27,000 on Centreville Rd & Reb Yank Dr (2016)
	42,000 on Centreville Rd & Kincheloe Dr (2016)
Frontage:	67' on Mathis Ave (with 1 curb cut)

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TRANSPORTATION

Parking:	300 free Surface Spaces are available
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (77)
Transit Score ®:	Some Transit (26)

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9000-9166 Mathis Ave - Manassas Shopping Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Community Center**
Tenancy:	**Multiple**
Year Built:	**1955; Renov 1985**
GLA:	**184,090 SF**
Floors:	**1**
Typical Floor:	**184,090 SF**
Docks:	**2 ext**

AVAILABILITY

Min Divisble:	**168 SF**
Max Contig:	**6,356 SF**
Total Available:	**43,617 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.02 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	24	Retail	Relet	3,088	3,088	3,088	Withheld	Vacant	Negotiable
P 1st	16	Retail	Relet	5,779	5,779	5,779	Withheld	Vacant	Negotiable
P 1st	35	Retail	Relet	168	168	168	Withheld	Vacant	Negotiable
P 1st	19	Retail	Relet	3,214	3,214	3,214	Withheld	Vacant	Negotiable
P 1st	27	Retail	Relet	2,030	2,030	2,030	Withheld	Vacant	Negotiable
P 1st	30	Retail	Relet	2,030	2,030	2,030	Withheld	Vacant	Negotiable
P 1st	29	Retail	Relet	4,841	4,841	4,841	Withheld	Vacant	Negotiable
P 1st	11B	Retail	Relet	6,356	6,356	6,356	Withheld	30 Days	Negotiable
P 1st	25	Retail	Relet	3,745	3,745	3,745	Withheld	Vacant	Negotiable
P 1st	10	Retail	Relet	2,916	2,916	2,916	Withheld	Vacant	Negotiable
P 1st	13	Retail	Relet	3,200	3,200	3,200	Withheld	Vacant	Negotiable
P 1st	14	Retail	Relet	6,250	6,250	6,250	Withheld	Vacant	Negotiable

KEY TENANTS

• Peebles	60,000 SF	Best Western	50,000 SF
The Furniture House	16,138 SF	Fiesta Supermarket	15,500 SF
• J&K Grocery Store	15,000 SF	Pure & Simple Antiques	14,950 SF

• Anchor

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9000-9166 Mathis Ave - Manassas Shopping Center

Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	4,200 on Portner Ave & Fort Dr (2016)
	28,000 on Centreville Rd & Key Commons Ct (2016)
Frontage:	1,372' on Mathis Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	1,232 Surface Spaces are available; Ratio of 5.32/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (78)
Transit Score ®:	Some Transit (27)

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9107-9109 Mathis Ave

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail Condo**
Subtype:	**Freestanding**
Tenancy:	**Multiple**
Year Built:	**1962**
GLA:	**9,116 SF**
Floors:	**1**
Typical Floor:	**9,116 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**8,500 SF**
Max Contig:	**8,500 SF**
Total Available:	**8,500 SF**
Asking Rent:	**$18.00/NNN**

EXPENSES PER SF

Taxes:	**$0.54 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9109	Retail	Relet	8,500	8,500	8,500	$18.00/NNN	Vacant	5 Yrs

SALE

Last Sale:	Sold on Nov 8, 2013 for $1,500,000 ($164.55/SF)

AMENITIES

Signage

KEY TENANTS

Speed & Trucks Unlimited	8,500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	28,000 on Centreville Rd & Key Commons Ct (2016)
	18,000 on Centreville Rd & Maple St (2016)
Frontage:	185' on Mathis
	165' on Mathis Ave (with 1 curb cut)

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9107-9109 Mathis Ave

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	28 free Surface Spaces are available; Ratio of 1.63/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	26 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (27)

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10217-10225 Nokesville Rd - Redpoint Center

Manassas, VA 20110 - Manassas Ind Submarket

BUILDING

Type:	**Class C Flex**
Subtype:	**Showroom**
Tenancy:	**Multiple**
Year Built:	**2000**
RBA:	**27,850 SF**
Floors:	**1**
Typical Floor:	**27,850 SF**
Ceiling Ht:	**10'-14'**

AVAILABILITY

Min Divisble:	**1,660 SF**
Max Contig:	**6,900 SF**
Total Available:	**8,560 SF**
Asking Rent:	**$17.50/NNN**

EXPENSES PER SF

Taxes:	**$1.50 (2015)**
Opex:	**$2.03 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10217	Retail	Relet	1,660	1,660	1,660	$17.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on May 30, 2017 for $2,750,000 ($98.74/SF)

LOADING

Docks:	**None**	Cross Docks:	**None**

FEATURES

Property Manager on Site, Signage

LAND

Land Area:	**2.76 AC**
Zoning:	**I1**
Parcel	**12267**

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10217-10225 Nokesville Rd - Redpoint Center

Manassas, VA 20110 - Manassas Ind Submarket

TRANSPORTATION

Parking:	70 Surface Spaces are available; Ratio of 2.68/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	29 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Vertical Rock	15,350 SF	DMV Gold	6,900 SF
Rangoli Indian Restaurant	3,800 SF		

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9412-9422 Old Town Ct - Old Town Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Class C Office Co...**
Tenancy:	**Multiple**
Year Built:	**1980**
RBA:	**17,670 SF**
Floors:	**2**
Typical Floor:	**8,835 SF**

AVAILABILITY

Min Divisble:	**923 SF**
Max Contig:	**923 SF**
Total Available:	**923 SF**
Asking Rent:	**$13.00/NNN**

EXPENSES PER SF

Taxes:	**$0.17 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9433	Off/Ret	Relet	923	923	923	$13.00/NNN	30 Days	36 - 60 Yrs

AMENITIES

Air Conditioning, Commuter Rail

TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 2.83/1,000 SF
Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	27 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Big Sky Inc	1,500 SF	Lucky Dog Grooming	1,000 SF
Manassas Nail And Hair	884 SF	Centreville Electronics	880 SF
Quality Book Keeping	450 SF	Dominion First Mortgage	442 SF

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9199 Prescott Ave - Rite-Aid

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Drug Store**
Tenancy:	**Single**
Year Built:	**1996**
GLA:	**11,180 SF**
Floors:	**1**
Typical Floor:	**11,180 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**11,180 SF**
Max Contig:	**11,180 SF**
Total Available:	**11,180 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$2.76 (2016)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	11,180	11,180	11,180	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Mar 18, 2014 for $2,116,000 ($189.27/SF) at 10.40% Cap

AMENITIES

Drive Thru

TRAFFIC & FRONTAGE

Traffic Volume:	28,000 on Centreville Rd & Key Commons Ct (2016)
	18,000 on Centreville Rd & Maple St (2016)
Frontage:	356' on Prescott Ave (with 1 curb cut)

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TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	25 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Some Transit (27)

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8653-8695 Sudley Rd - Canterbury Village Shopping Center

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce...**
Tenancy:	**Multiple**
Year Built:	**1986; Renov 2009**
GLA:	**38,924 SF**
Floors:	**1**
Typical Floor:	**38,924 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,200 SF**
Max Contig:	**2,000 SF**
Total Available:	**5,200 SF**
Asking Rent:	**$25.00/NNN**

EXPENSES PER SF

Taxes:	**$1.89 (2012-Est)**
Opex:	**$2.61 (2012-Est)**
Total Expenses:	**$4.50 (2012-Est)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	8693	Retail	Relet	2,000	2,000	2,000	$25.00/NNN	Vacant	Negotiable
P 1st	8663	Retail	Relet	2,000	2,000	2,000	$25.00/NNN	Negotiable	Negotiable
P 1st	8667	Retail	Relet	1,200	1,200	1,200	$25.00/NNN	60 Days	Negotiable

SALE

Last Sale: Sold on Jan 13, 2006 for $13,600,000 ($349.40/SF)

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

Seven Oaks Academy	11,200 SF	Sunrise Kids Learning Center	9,020 SF
BonChon	3,000 SF	OneMain Financial	2,000 SF
Tang's Alterations	1,628 SF	Paisano's Pizza	1,600 SF

TRAFFIC & FRONTAGE

Traffic Volume: 28,000 on Sudley Rd & Plantation Ln (2016)

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8653-8695 Sudley Rd - Canterbury Village Shopping Center

Manassas, VA 20110 - Manassas Submarket

TRAFFIC & FRONTAGE

	12,000 on Lomond South Dr & Victoria St (2016)
Frontage:	Sudley

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TRANSPORTATION

Parking:	303 Surface Spaces are available; Ratio of 5.70/1,000 SF
Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	26 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Some Transit (28)

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9768-9780 Zimbro Ave

Manassas, VA 20110 - Manassas Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1986**
GLA:	**7,830 SF**
Floors:	**1**
Typical Floor:	**7,830 SF**
Docks:	**None**

AVAILABILITY

Min Divisble:	**1,800 SF**
Max Contig:	**2,000 SF**
Total Available:	**3,800 SF**
Asking Rent:	**$$13.50 - $37.92/NNN**

EXPENSES PER SF

Taxes:	**$2.86 (2017)**
Opex:	**$1.06 (2012)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Retail	Relet	2,000	2,000	2,000	$13.50/NNN	Vacant	3 - 5 Yrs
P 1st		Retail	Relet	1,800	1,800	1,800	$37.92/NNN	Negotiable	1 - 5 Yrs

SALE

Last Sale: Sold on Aug 12, 2015 for $1,275,000 ($162.84/SF)

AMENITIES

Signalized Intersection

KEY TENANTS

Blue Cleaners	500 SF	Perfect Pizza	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	6,200 on Cockrell Rd & Sills Ct (2016)
	21,000 on Center St & Stonewall Rd (2016)
Frontage:	123' on Zimbro Ave (with 1 curb cut)

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9768-9780 Zimbro Ave

Manassas, VA 20110 - Manassas Submarket

TRANSPORTATION

Parking:	46 free Surface Spaces are available; Ratio of 5.87/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	31 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Minimal Transit (13)

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