

Lease Availability Report

8759 Mathis Ave
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Retail Condo
Tenancy:	Multiple
Year Built:	1990
GLA:	1,549 SF
Floors:	1
Typical Floor:	1,549 SF
AVAILABILITY	
Min Divisible:	1,549 SF
Max Contig:	1,549 SF
Total Available:	1,549 SF
Asking Rent:	\$24.00/NNN

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	1,549	1,549	1,549	\$24.00/NNN	30 Days	Negotiable	

TRAFFIC & FRONTAGE	
Traffic Volume:	41,001 on Centreville Rd & Kincheloe Dr (0)
	37,228 on Liberia Ave & Centreville Rd (0)
Made with TrafficMetrix® Products	

TRANSPORTATION	
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	31 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (23)

Property Summary Report

9824 Liberia Ave



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Storefront Condo
Tenancy	Multi
Year Built	2007
GLA	3,903 SF
Stories	1
Typical Floor	3,903 SF
Docks	None
Construction	Masonry

LAND

Zoning	B4
Parcels	34165

FOR LEASE

Smallest Space	1,600 SF
Max Contiguous	1,600 SF
# of Spaces	1
Vacant	3,200 SF
% Leased	59.0%
Rent	\$20.25
Service Type	Triple Net

Retail Avail	1,600 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9824	Retail	Direct	1,600	1,600	1,600	\$20.25/NNN	Vacant	Negotiable

SALE

For Sale	Condo - \$599,000 (\$374.38/SF)
Sale Type	Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	15,018 on Fairview Ave & Oaken-shaw Dr W (2022) 39,274 on Liberia Ave & Fairview Ave S (2022)
Frontage	57' on Liberia

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TRANSPORTATION

Commuter Rail	5 min drive to Manassas Commuter Rail (Manassas Line)
Airport	36 min drive to Washington Dulles International Airport
Walk Score	Somewhat Walkable (67)
Transit Score	Minimal Transit (23)



Property Summary Report

9824 Liberia Ave



Manassas, VA 20110 - Manassas Submarket

PROPERTY CONTACTS

Sales Company	KW Commercial 8100 Ashton Ave Manassas, VA 20109 (703) 330-2222 (p) (703) 330-2146 (f)	True Owner	Saed Tariverdi 10620 Winslow Dr Fairfax Station, VA 22039 (703) 850-7160 (p)
Recorded Owner	Tariverdi Saed & Nazli 10620 Winslow Dr Fairfax Station, VA 22039		

Property Summary Report

9511 Technology Dr



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Freestanding
Year Built	1988
GLA	6,384 SF
Stories	1
Typical Floor	6,384 SF

LAND

Land Acres	1.10 AC
Zoning	Light Indu
Parcels	11676

SALE

For Sale	\$1,900,000 (\$297.62/SF)
Sale Type	Investment or Owner User
Status	Under Contract

TRAFFIC & FRONTAGE

Traffic Volume	16,959 on Nokesville Rd & Foster Dr NE (2022)
	23,749 on Nokesville Road & Zimbrow Ave NE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	37 min drive to Washington Dulles International Airport
Walk Score	Car-Dependent (35)
Transit Score	Minimal Transit (21)

PROPERTY CONTACTS

Sales Company	R.L. Travers & Associates, Inc.
	8253 Backlick Rd
	Lorton, VA 22079
	(703) 339-0100 (p)
	(703) 550-8815 (f)



SALE HIGHLIGHTS

- Located near numerous restaurants, entertainment, retailers & shopping centers, and various amenities
- Excellent visibility from Route 28 (Nokesville Road)

Property Summary Report

8536 Sudley Rd - Coastal

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type	3 Star Retail Service Station
Tenancy	Multi
Year Built	1996
GLA	3,300 SF
Stories	1
Typical Floor	3,300 SF
Construction	Reinforced Concrete

LAND

Land Acres	0.50 AC
Zoning	B4, Manassas
Parcels	112-01-00-1

TRAFFIC & FRONTAGE

Traffic Volume	1,446 on Impalla Dr & Sunset Dr N (2022) 2,982 on Irongate Way & Anvil Dr S (2022)
Frontage	Sudley Road

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SALE

For Sale	Part of a Portfolio - \$5,500,000 (\$1,666.67/SF)
Cap Rate	3.77%
Sale Type	Investment
Properties	3
Status	Active

Last Sale

Sold Price	\$1,135,000 (\$343.94/SF)
Date	Aug 2004
Sale Type	Investment
Financing	Down Payment of \$335,074 (29.52%) 1st Mortgage: Virginia Commerce Bank

TRANSPORTATION

Parking	10 available (Surface);Ratio of 3.03/1,000 SF
Commuter Rail	5 min drive to Manassas Commuter Rail (Manassas Line)
Airport	33 min drive to Washington Dulles International Airport
Walk Score	Somewhat Walkable (59)

PROPERTY CONTACTS

Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219
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BUILDING NOTES



Property Summary Report

8536 Sudley Rd - Coastal



Manassas, VA 20110 - Manassas Submarket

Property Description: Self Service Gas Station/Mini Mart

Lease Availability Report

8885 Centreville Rd - Manassas Junction

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1981; Renov 1992
GLA:	3,707 SF
Floors:	1
Typical Floor:	3,707 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,707 SF
Max Contig:	3,707 SF
Total Available:	3,707 SF
Asking Rent:	\$54.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,707	3,707	3,707	\$54.00/NNN	Vacant	1 - 10 Yrs

AMENITIES

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

KEY TENANTS

Truist	3,230 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	37,228 on Liberia Ave & Centreville Rd (2022)
	41,001 on Centreville Rd & Kincheloe Dr (2022)
Frontage:	64' on Centreville Rd (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 12.38/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (70)
Transit Score ®:	Minimal Transit (22)

Lease Availability Report

10024-10104 Dumfries Rd - Wellington Station

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1995
GLA:	73,599 SF
Floors:	1
Typical Floor:	73,599 SF
Docks:	5 ext

AVAILABILITY

Min Divisible:	1,467 SF
Max Contig:	1,600 SF
Total Available:	3,067 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4 - 100	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
P 1st	6 - 100	Retail	Direct	1,467	1,467	1,467	Withheld	Negotiable	Negotiable

SALE

Last Sale: Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)

AMENITIES

Air Conditioning, Pylon Sign, Signage

KEY TENANTS

• Giant Food	67,282 SF	Manassas City Library	6,036 SF
Velocity Wings	3,236 SF	Pizza Hut	2,800 SF
ManiLuxe Nails and Spa	1,600 SF	KFC	500 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	13,198 on Wellington Rd & Hampton Rd (2022)
	14,898 on Wellington Road & Hampton Rd (2022)
Frontage:	586' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

10042 Dumfries Rd - PNC Bank - Wellington Station

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Center Type:	Neighborhood Ce...
Tenancy:	Single
Year Built:	2005
GLA:	3,710 SF
Floors:	1
Typical Floor:	3,710 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,710 SF
Max Contig:	3,710 SF
Total Available:	3,710 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	16	Retail	Direct	3,710	3,710	3,710	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)

AMENITIES

Drive Thru, Pylon Sign, Signalized Intersection

KEY TENANTS

PNC Bank	3,710 SF
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TRAFFIC & FRONTAGE

Traffic Volume: 13,905 on Dumfries Road & Winterset Dr (2022)

14,902 on Wellington Rd & S Main St (2022)

Frontage: 52' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 6.74/1,000 SF

Commuter Rail: 3 minute drive to Manassas Commuter Rail (Manassas Line)

Airport: 38 minute drive to Washington Dulles International Airport

Walk Score ®: Somewhat Walkable (52)

Transit Score ®: Minimal Transit (22)

Lease Availability Report

10068-10076 Dumfries Rd - Wellington Station

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1995
GLA:	10,254 SF
Floors:	1
Typical Floor:	10,254 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,751 SF
Max Contig:	4,751 SF
Total Available:	4,751 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	4,751	4,751	4,751	Withheld	30 Days	Thru Feb 2029

SALE

Last Sale: Portfolio of 7 Retail Properties in Manassas, VA Sold on Oct 9, 2015 for \$33,525,000 (\$331.13/SF)

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

ExpressCare	4,731 SF	Panda Cafe	1,547 SF
DVM Veterinary Clinic	1,507 SF	Poodle Doodle	1,249 SF

TRAFFIC & FRONTAGE

Traffic Volume:	13,198 on Wellington Rd & Hampton Rd (2022)
	14,902 on Wellington Rd & S Main St (2022)
Frontage:	199' on Dumfries Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	3 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	38 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (60)
Transit Score ®:	Minimal Transit (22)

Lease Availability Report

10444-10466 Dumfries Rd - Dominion Square Shopping Center - Dominion Square



Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1987
GLA:	17,920 SF
Floors:	1
Typical Floor:	17,920 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	3,200 SF
Total Available:	5,200 SF
Asking Rent:	\$14.53 - \$14.55/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10450	Retail	Direct	3,200	3,200	3,200	\$14.53/NNN	Vacant	Negotiable
P 1st	10466	Retail	Direct	2,000	2,000	2,000	\$14.55/NNN	Vacant	Negotiable

AMENITIES

Dedicated Turn Lane, Pylon Sign, Signalized Intersection

KEY TENANTS

Little Island Restaurant Llc	3,663 SF	Care 4 U Pharmacy	500 SF
Paws-N-Play	500 SF	Southside Animal Hospital	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	538 on Donner Dr (2022)
	9,600 on Dumfries Rd & Barrington Park Cir (2016)
Frontage:	Dumfries Rd (with 2 curb cuts)

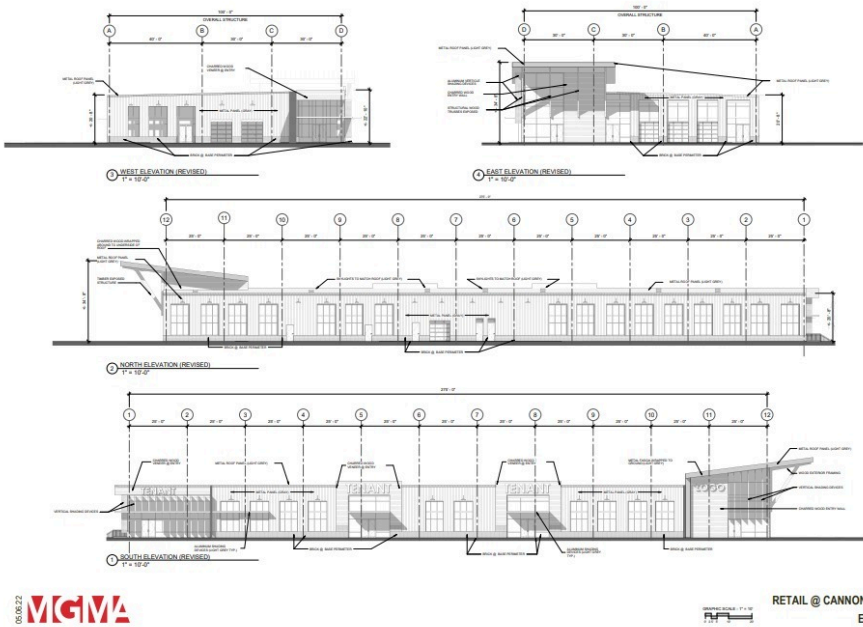
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TRANSPORTATION

Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	39 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (17)

Lease Availability Report

10600 Gateway Blvd
Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	Proposed
GLA:	32,000 SF
Floors:	1
Typical Floor:	32,000 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	32,000 SF
Total Available:	32,000 SF
Asking Rent:	\$24.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,500 - 32,000	32,000	32,000	\$24.00/NNN	Apr 2024	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	29,563 on Nokesville Rd & University Blvd (2022)
	38,592 on Nokesville Road & Pennsylvania Ave (2022)

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TRANSPORTATION

Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	38 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (17)

Lease Availability Report

9508-9554 Liberia Ave - Signal Hill Shopping Center
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2004
GLA:	94,130 SF
Floors:	1
Typical Floor:	94,130 SF
Docks:	2 ext

AVAILABILITY	
Min Divisible:	1,200 SF
Max Contig:	20,000 SF
Total Available:	24,300 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500 - 3,100	3,100	3,100	Withheld	120 Days	5 Yrs
P 1st	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
P 1st	Retail	Direct	20,000	20,000	20,000	Withheld	Sep 2024	Negotiable

SALE

Last Sale:	Portfolio of 4 Properties in Manassas, VA Sold on Mar 1, 2016 for \$22,600,000
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AMENITIES

Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

● Fresh World	64,180 SF	Glory Days Grill	5,000 SF
Panera Bread	4,800 SF	Liberia Dental Care	2,400 SF
Signal Hill Animal Clinic	2,400 SF	H&R Block	1,600 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	5,982 on Signal Hill Road & Richmond Ave (2022)
	37,228 on Liberia Ave & Signal Hill Rd (2022)
Frontage:	Liberia Ave (with 3 curb cuts)
	Richmond Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

9508-9554 Liberia Ave - Signal Hill Shopping Center
Manassas, VA 20110 - Manassas Submarket



TRANSPORTATION

Parking:	500 free Surface Spaces are available; Ratio of 4.90/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	41 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (21)

Lease Availability Report

9720 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 Divisible:	1,480 SF
Max Contig:	6,034 SF
Total Available:	9,206 SF
Asking Rent:	\$32.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A2	Retail	Direct	4,140	6,034	6,034	\$32.00/NNN	Vacant	Negotiable
P 1st	A3	Retail	Direct	1,894	6,034	6,034	\$32.00/NNN	Vacant	Negotiable
P 1st	A-11	Retail	Direct	1,692	1,692	1,692	\$32.00/NNN	Vacant	Negotiable
P 1st	9650 Lit	Retail	Sublet	1,480	1,480	1,480	Withheld	Vacant	Thru May 2026

AMENITIES

Signage

KEY TENANTS

ALDI	15,947 SF	● Dollar Tree	11,000 SF
Laser Tag Manassas	10,500 SF	Mattress Warehouse	5,253 SF
homestore	4,941 SF	Paris Spa	4,400 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	35,623 on Liberia Avenue & Signal Hill Rd (2022)
	39,274 on Liberia Ave & Fairview Ave (2022)
Frontage:	433' on Liberia (with 2 curb cuts)

Made with TrafficMetrix® Products

Lease Availability Report

9720 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
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	26 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (78)
Transit Score ®:	Minimal Transit (22)

Lease Availability Report

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 Divisible:	1,600 SF
Max Contig:	5,800 SF
Total Available:	9,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10	Retail	Direct	1,600	1,600	1,600	Withheld	30 Days	Negotiable
P 1st	11	Retail	Direct	1,600	1,600	1,600	Withheld	30 Days	Negotiable
P 1st	23	Retail	Direct	5,800	5,800	5,800	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 5 Retail Properties in Manassas, VA Sold on Jun 29, 2015 for \$19,500,000 (\$260.17/SF)

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

LA Fitness	45,000 SF	● Staples	20,495 SF
Petco	10,287 SF	Mattress Firm	6,400 SF
Phenix Salon Suites	6,338 SF	Shakin Crab	4,000 SF

● Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 15,018 on Fairview Ave & Oakenshaw Dr (2022)
39,274 on Liberia Ave & Fairview Ave (2022)

Frontage: Liberia
Fairview

Made with TrafficMetrix® Products

Lease Availability Report

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:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (23)

Lease Availability Report

9329 Main St

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1945
GLA:	9,459 SF
Floors:	1
Typical Floor:	5,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,091 SF
Max Contig:	9,459 SF
Total Available:	9,459 SF
Asking Rent:	\$13.41 - \$29.33/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Restaur	Retail	Direct	4,091	9,459	9,459	\$29.33/NNN	Vacant	Negotiable
P 1st	Banque	Retail	Direct	5,368	9,459	9,459	\$13.41/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Mar 5, 2018 for \$1,650,000 (\$174.44/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 12,864 on Church Street & Main St (2022)

11,874 on Center Street & Main St (2022)

Frontage: 225' on Church St.

80' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 20 Surface Spaces are available; Ratio of 2.11/1,000 SF

Commuter Rail: 0 minute drive to Manassas Commuter Rail (Manassas Line)

Airport: 35 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (88)

Transit Score ®: Some Transit (32)

Lease Availability Report

8759 Mathis Ave
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Retail Condo
Tenancy:	Multiple
Year Built:	1990
GLA:	1,549 SF
Floors:	1
Typical Floor:	1,549 SF

AVAILABILITY	
Min Divisible:	1,549 SF
Max Contig:	1,549 SF
Total Available:	1,549 SF
Asking Rent:	\$24.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,549	1,549	1,549	\$24.00/NNN	30 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	41,001 on Centreville Rd & Kincheloe Dr (2022)
	37,228 on Liberia Ave & Centreville Rd (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	31 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (23)

Lease Availability Report

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 Divisible:	1,612 SF
Max Contig:	1,612 SF
Total Available:	1,612 SF
Asking Rent:	\$18.61/NNN

SPACES

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

AMENITIES

Drive Thru, Pylon Sign

TRAFFIC & FRONTAGE

Traffic Volume:	3,828 on Portner Ave & Reb Yank Dr (2022)
	41,001 on Centreville Rd & Kincheloe Dr (2022)
Frontage:	67' on Mathis Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	300 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	3 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	32 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Minimal Transit (23)

Lease Availability Report

9000-9166 Mathis Ave - Manassas Shopping Center

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1955; Renov 1985
GLA:	246,457 SF
Floors:	1
Typical Floor:	218,435 SF
Docks:	2 ext

AVAILABILITY

Min Divisible:	168 SF
Max Contig:	30,000 SF
Total Available:	73,947 SF
Asking Rent:	Withheld

SPACES

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

AMENITIES

Air Conditioning

Lease Availability Report

9000-9166 Mathis Ave - Manassas Shopping Center
Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

Furniture House	16,138 SF	Fiesta Supermarket	15,000 SF
Advance Auto Parts	11,523 SF	Kid's & Family Dental	9,383 SF
Family Dollar	8,374 SF	Manassas Ballet Theatre	7,764 SF

TRAFFIC & FRONTAGE

Traffic Volume:	3,689 on Portner Avenue & Fort Dr (2022)
	28,530 on Centreville Road & Maple St (2022)
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:	42 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (26)

Lease Availability Report

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 Divisible:	1,200 SF
Max Contig:	10,976 SF
Total Available:	14,176 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	24	Retail	Direct	2,000	10,976	10,976	Withheld	Vacant	Negotiable
P 1st	6	Retail	Direct	8,976	10,976	10,976	Withheld	30 Days	Negotiable
P 1st	8	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable
P 1st	23	Retail	Direct	1,200	1,200	1,200	Withheld	30 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	7,273 SF	Family & Cosmetic Dentistry	3,892 SF
BonChon	3,000 SF	OneMain Financial	3,000 SF
7-Eleven	2,858 SF	African Market	2,500 SF

TRAFFIC & FRONTAGE

Traffic Volume: 25,728 on Sudley Road & Dorsey Cir (2022)

26,514 on Sudley Rd & Plantation Ln (2022)

Frontage: Sudley

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Lease Availability Report

8653-8695 Sudley Rd - Canterbury Village Shopping Center
Manassas, VA 20110 - Manassas Submarket



TRANSPORTATION

Parking:	303 Surface Spaces are available; Ratio of 5.70/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	34 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Some Transit (25)

Lease Availability Report

9907 Wellington Rd - Wellington Square
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2009
GLA:	14,408 SF
Floors:	1
Typical Floor:	14,408 SF
Docks:	None

AVAILABILITY	
Min Divisible:	1,625 SF
Max Contig:	1,625 SF
Total Available:	1,625 SF
Asking Rent:	Withheld

SPACES									
Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Retail	Direct	1,625	1,625	1,625	Withheld	Vacant	Negotiable	

SALE	
Last Sale:	Sold on Jul 27, 2016 for \$5,300,000 (\$367.85/SF) at 8.00% Cap

AMENITIES	
Pylon Sign, Signalized Intersection	

TRAFFIC & FRONTAGE	
Traffic Volume:	14,898 on Wellington Road & Wellington Rd (2022)
	15,891 on Wellington Road & Richmond Ave (2022)
Frontage:	185' on Grant Ave (Rte 234)

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TRANSPORTATION	
Parking:	83 Surface Spaces are available; Ratio of 6.11/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	37 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Minimal Transit (23)

Lease Availability Report

9768-9780 Zimbrow 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 Divisible:	1,800 SF
Max Contig:	1,800 SF
Total Available:	1,800 SF
Asking Rent:	\$26.33/+UTIL

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9776	Retail	Direct	1,800	1,800	1,800	\$26.33/+UTIL	30 Days	Negotiable

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

AMENITIES	
Signalized Intersection	

KEY TENANTS	
Blue Cleaners	500 SF

TRAFFIC & FRONTAGE	
Traffic Volume:	23,749 on Nokesville Road & Zimbrow Ave (2022)
	20,517 on Center St & Brinkley Ln (2022)
Frontage:	123' on Zimbrow Ave (with 1 curb cut)
Made with TrafficMetrix® Products	

TRANSPORTATION	
Parking:	46 Surface Spaces are available; Ratio of 5.87/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	44 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (25)