

# FAIRVIEW CENTER RETAIL SPACE

9824 Liberia Ave , Manassas, VA 20110



## PROPERTY DESCRIPTION

Desirable Retail Space on Liberia Ave near many other shops. Shell condition for either an industrial look, Restroom and Back office/stock room with emergency exit in rear. Would work for a variety of retail uses.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$599,000
Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	1,600 SF
Building Size:	1,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,037	3,919
Total Population	716	2,681	9,795
Average HH Income	\$149,430	\$117,549	\$92,289

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## ED MARTIN, CCIM

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**RETAIL FOR SALE & LEASE**

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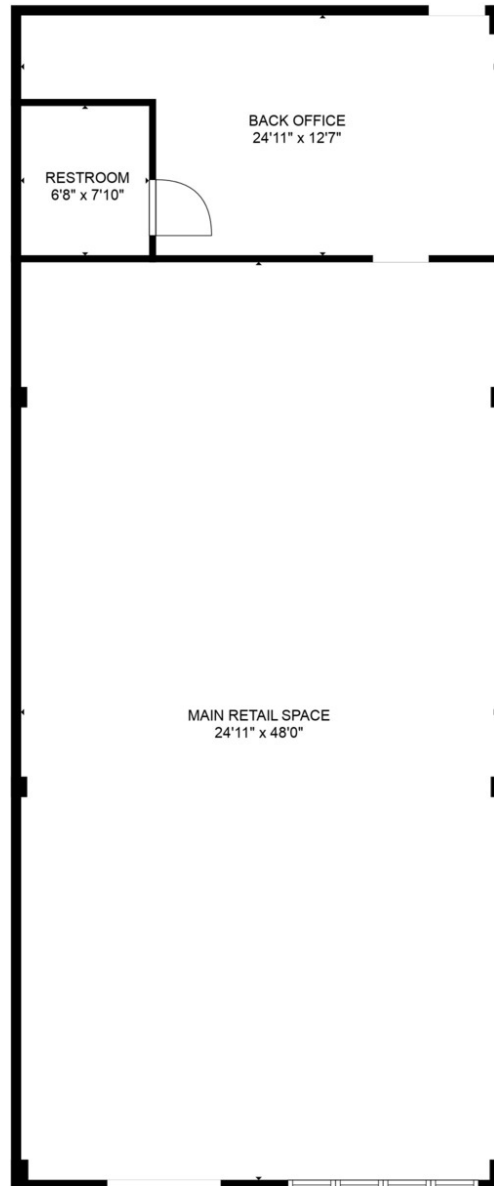
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GROSS INTERNAL AREA  
FLOOR 1: 1516 sq. ft  
TOTAL: 1516 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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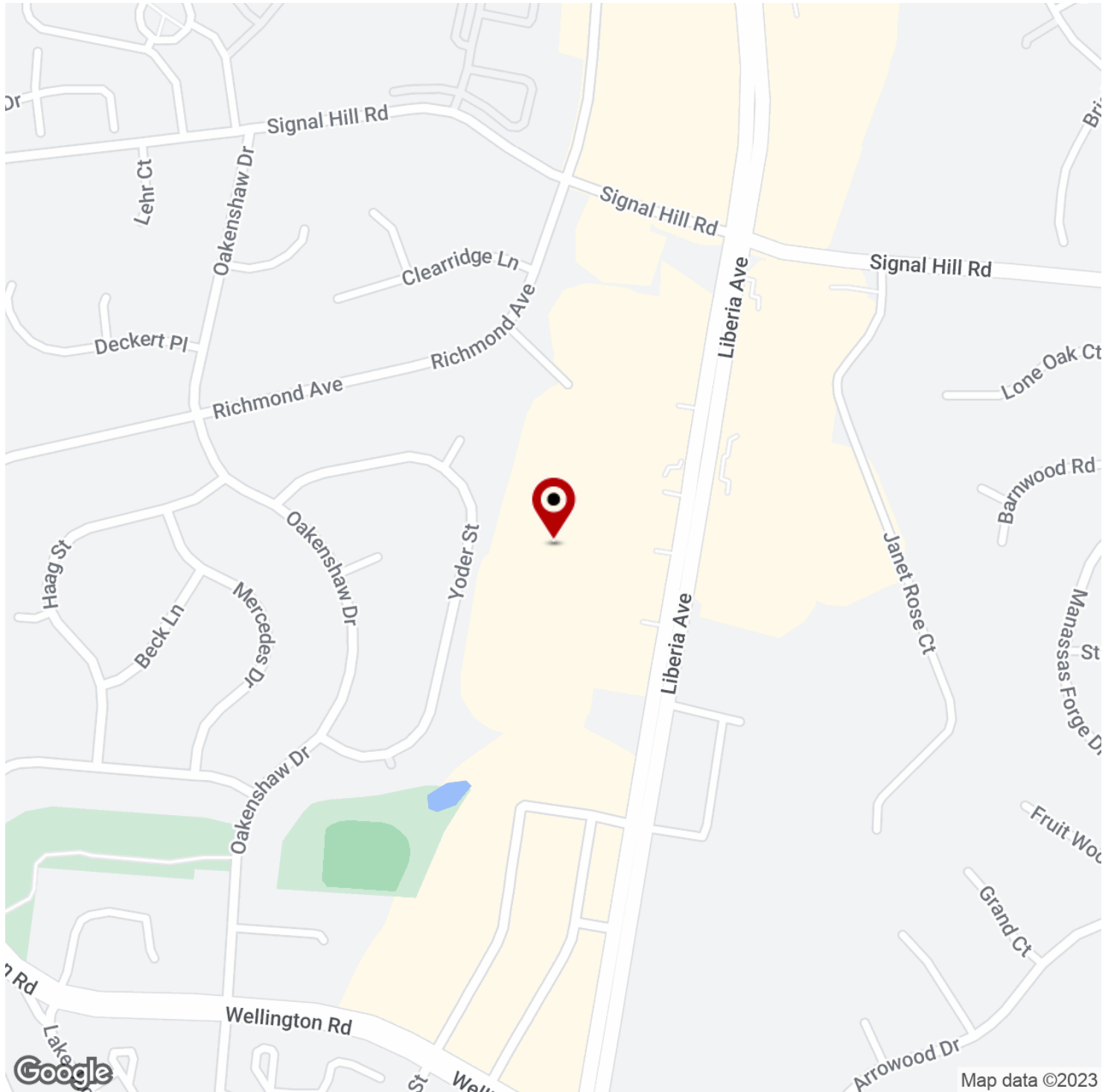
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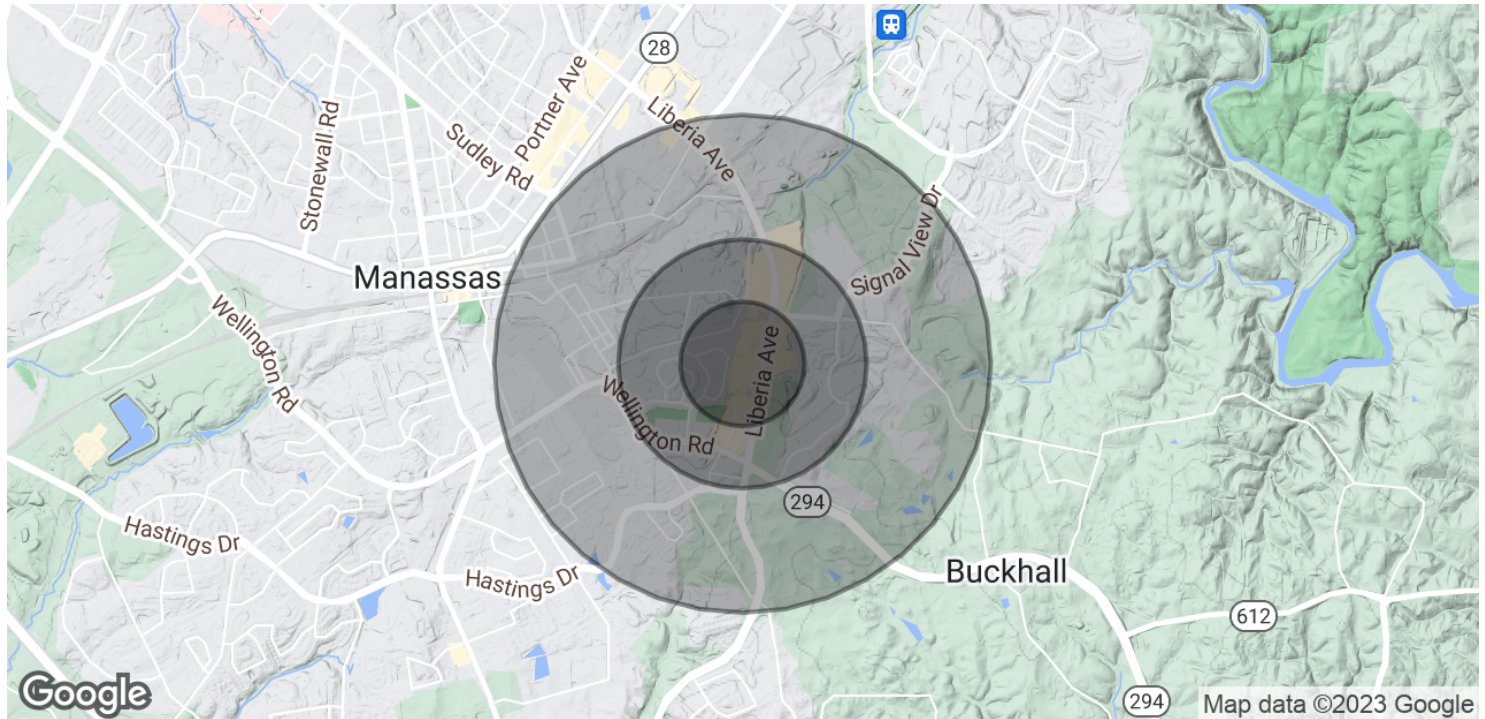
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	716	2,681	9,795
Average Age	44.2	41.6	36.4
Average Age (Male)	45.3	41.6	34.7
Average Age (Female)	38.7	39.6	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	254	1,037	3,919
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$149,430	\$117,549	\$92,289
Average House Value	\$465,061	\$377,909	\$317,172

*\* Demographic data derived from 2020 ACS - US Census*

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