

THE LAW BUILDING

9315 Center St #203, Manassas, VA 20110



PROPERTY DESCRIPTION

Excellent location in Old Town Manassas across from the Judicial Center. Recently renovated 2nd Floor Office Condo ready for professional buyer. Would be great for law practice, settlement and title, accounting, insurance, real estate, engineering, or similar.

PROPERTY HIGHLIGHTS

- Lobby Entrance
- Easy Access to 28 and 234 Bypass
- Convenient to VRE and Downtown Amenities
- Private Restroom, Kitchenette
- New Windows and carpet
- Off-Street Parking
- Condo Fee - \$240/Month includes Water, Sewer, Exterior

OFFERING SUMMARY

Sale Price:	\$299,999
Lease Rate:	\$2,300.00 per month (Gross)
Available SF:	1,390 SF
Building Size:	1,390 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	326	1,692	5,619
Total Population	678	4,458	15,874
Average HH Income	\$75,770	\$75,600	\$88,393

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

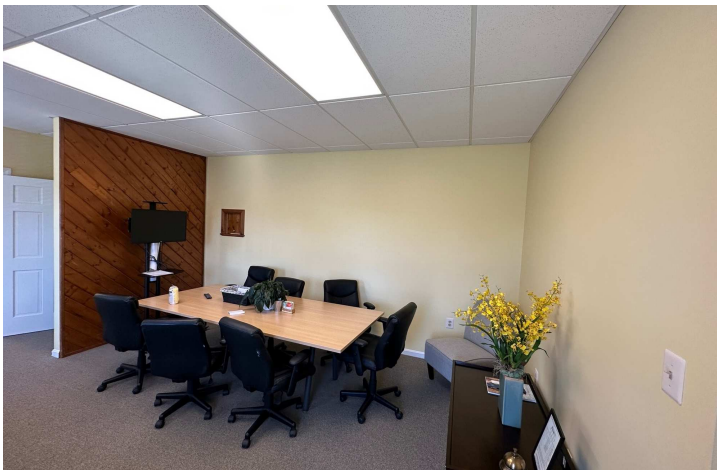
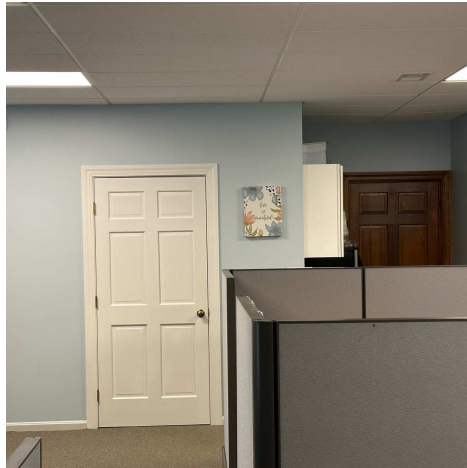
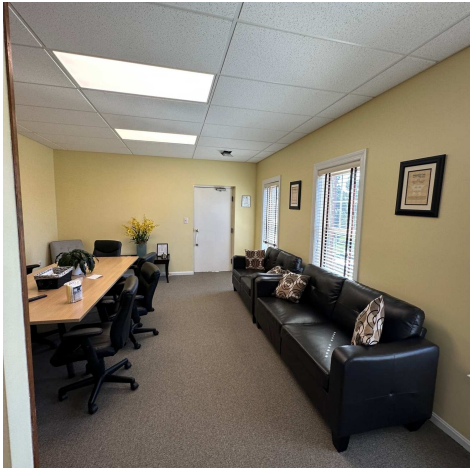
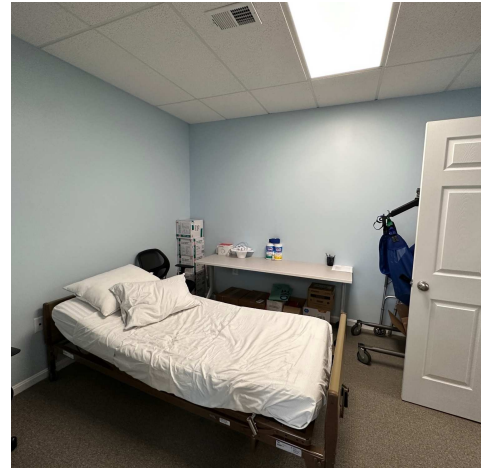
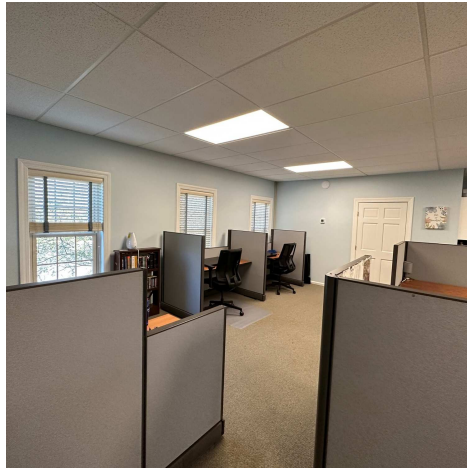
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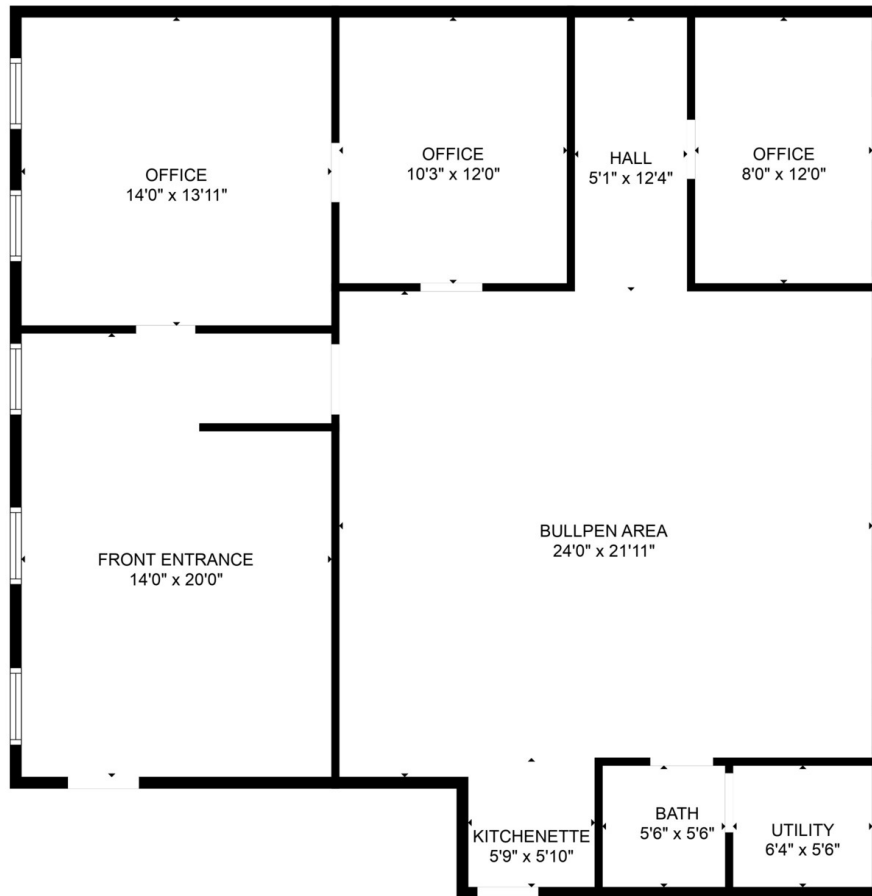
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GROSS INTERNAL AREA
FLOOR 1: 1400 sq. ft
TOTAL: 1400 sq. ft

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

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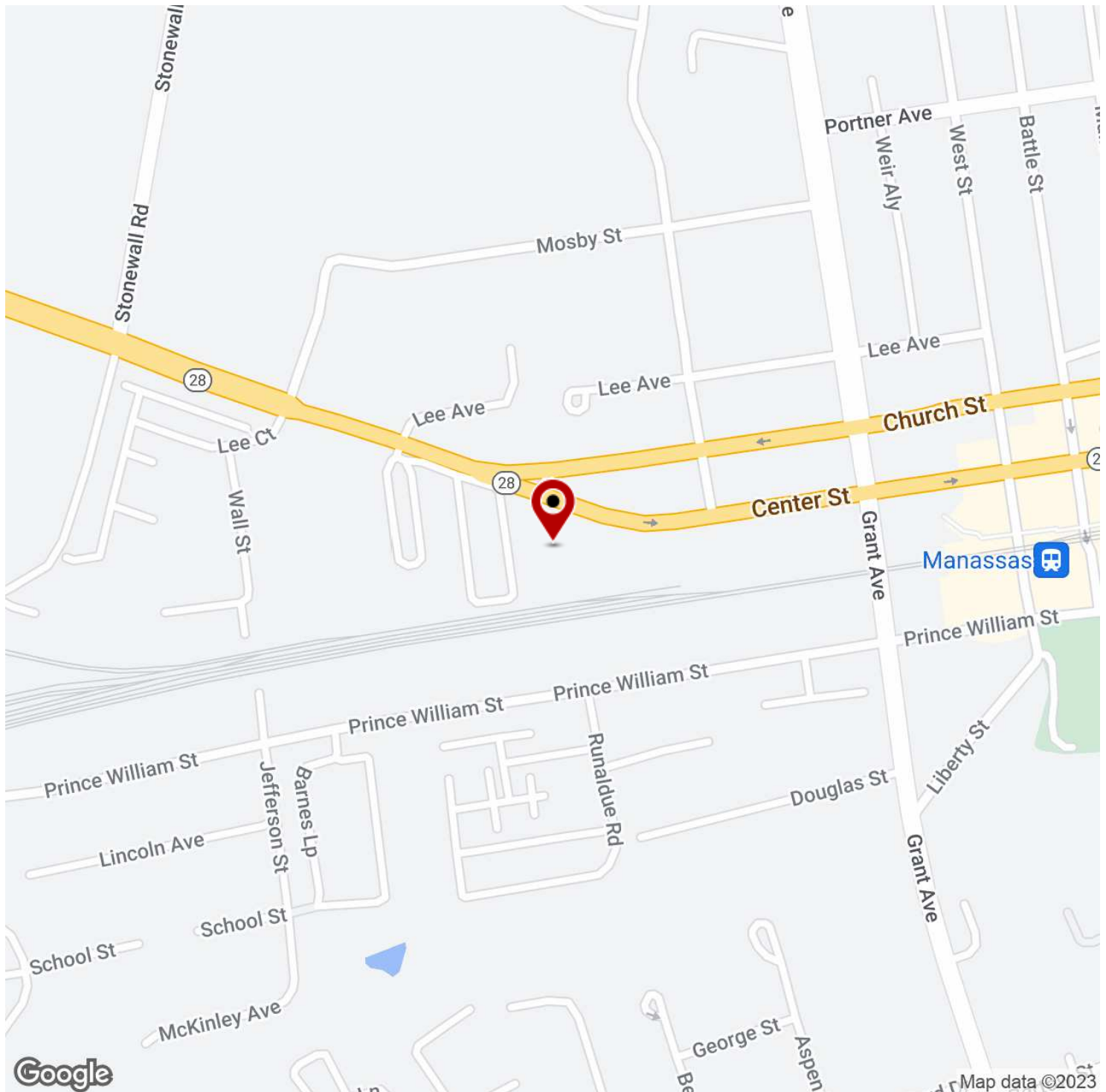
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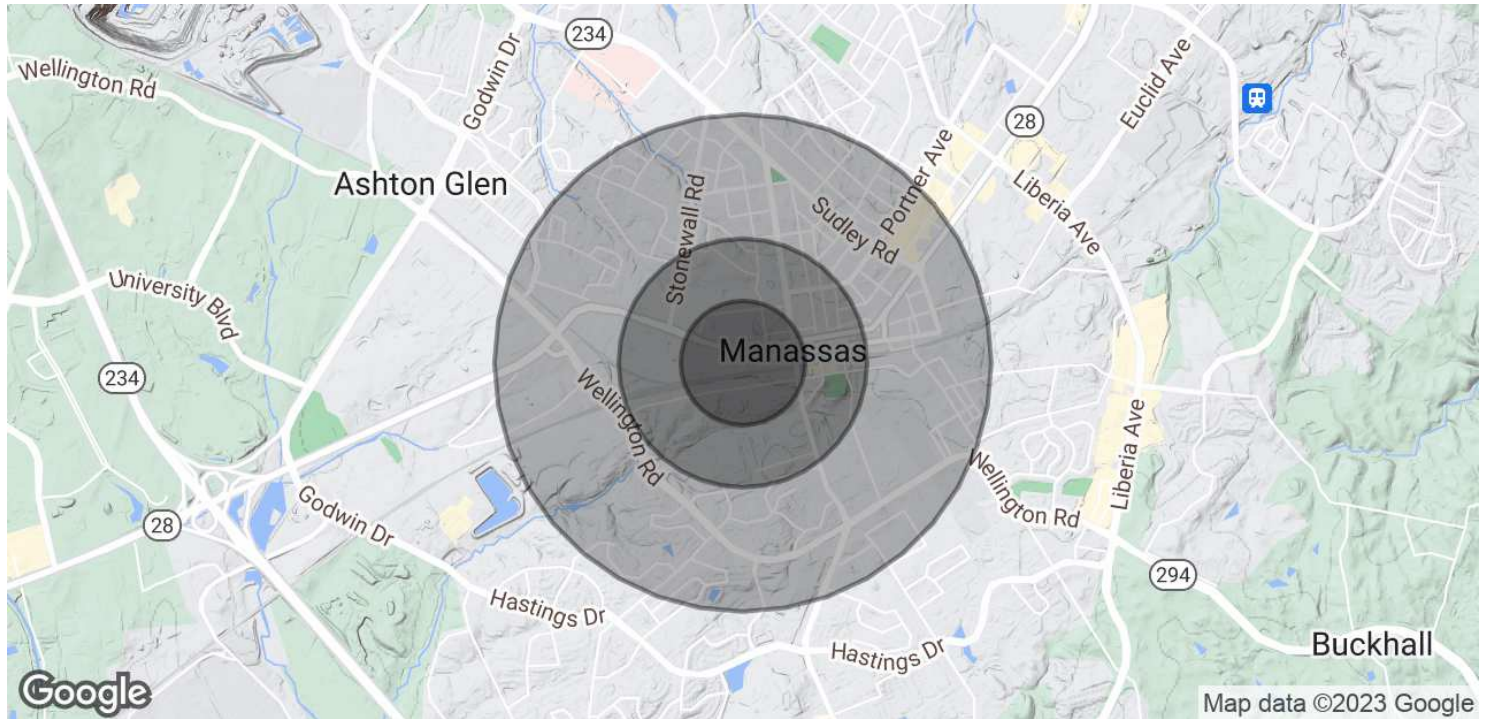
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	678	4,458	15,874
Average Age	38.9	33.2	34.3
Average Age (Male)	40.0	32.8	32.8
Average Age (Female)	38.2	33.9	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	326	1,692	5,619
# of Persons per HH	2.1	2.6	2.8
Average HH Income	\$75,770	\$75,600	\$88,393
Average House Value	\$291,703	\$324,570	\$341,238

* Demographic data derived from 2020 ACS - US Census

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