

## OFFICE FOR LEASE

### MANASSAS OLD TOWN FREESTANDING OFFICE/RETAIL

9401 East St, Manassas, VA 20110



#### PROPERTY DESCRIPTION

Prime location in Old Town Manassas with parking. Ready for an office or retail business. Good pedestrian and automotive access - a rarity to find both in Old Town. Professional finishings with Bamboo Floor and Ceramic Tile. Two finished floors with four+ outside entrances. Cellar available for tenant storage as well. Rear patio for additional seating or general use. Kitchenette and three Bathrooms.

#### PROPERTY HIGHLIGHTS

- Multiple office spaces and conference rooms.
- Entrances on three sides.
- 12 parking spots - Rear Parking.
- Tenant pays for all utilities

#### OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (Gross)
Number of Units:	1
Available SF:	2,587 SF
Lot Size:	0.155 Acres
Building Size:	2,587 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,506	6,227	11,426
Total Population	3,059	16,720	32,227
Average HH Income	\$65,792	\$83,614	\$96,376

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#### ED MARTIN, CCIM

Principal Broker And Commercial Director  
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**KW COMMERCIAL**  
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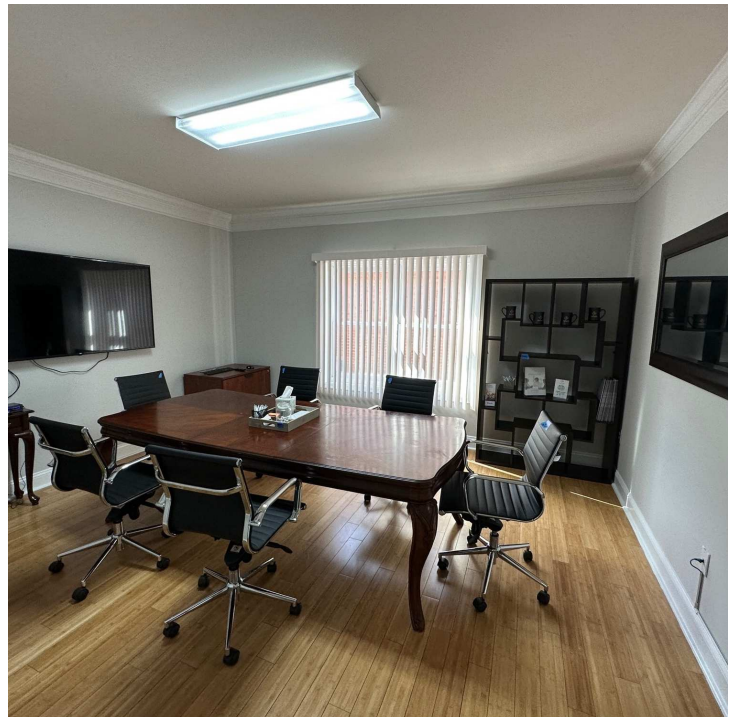
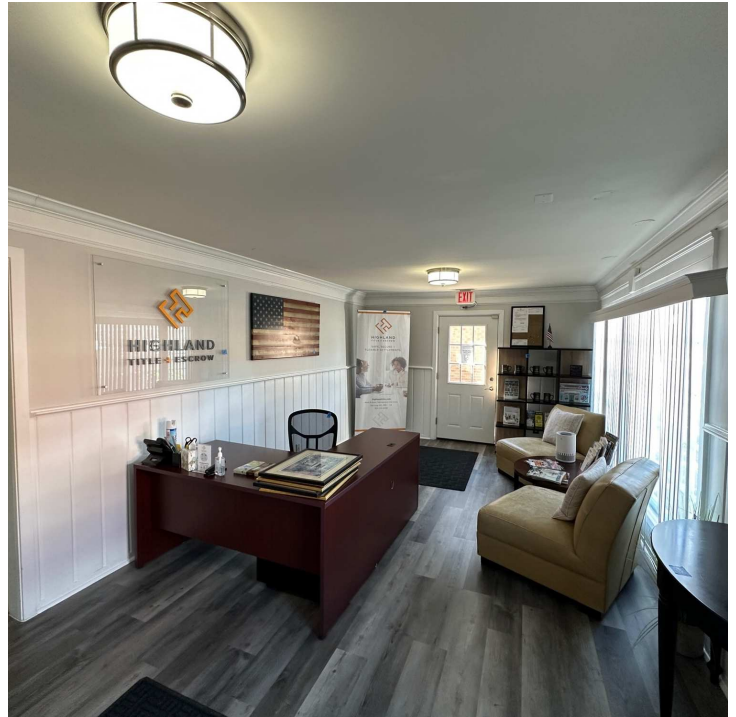
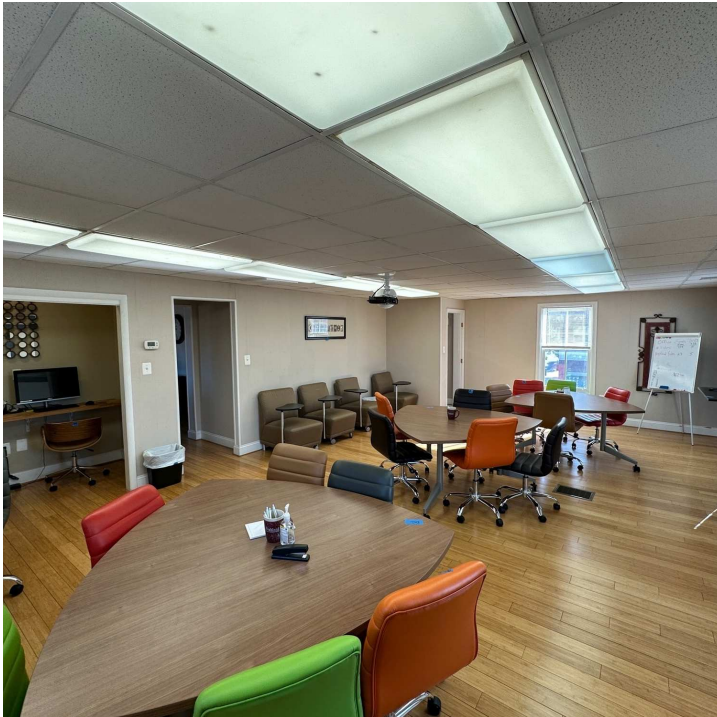
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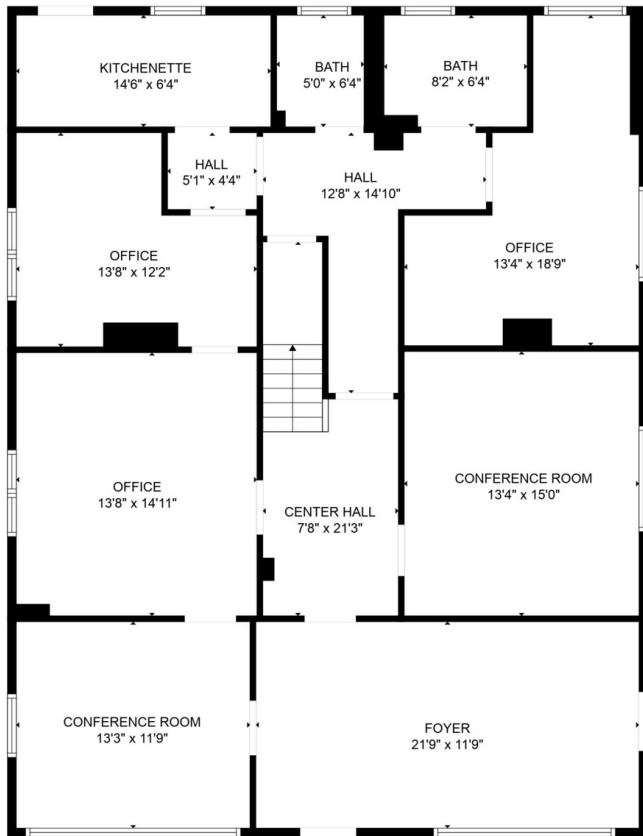
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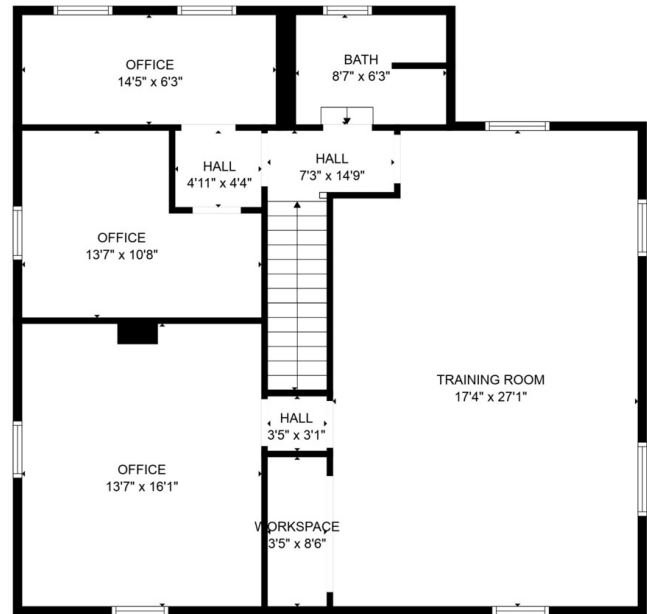
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1635 sq. ft, FLOOR 2: 1105 sq. ft  
TOTAL: 2740 sq. ft

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

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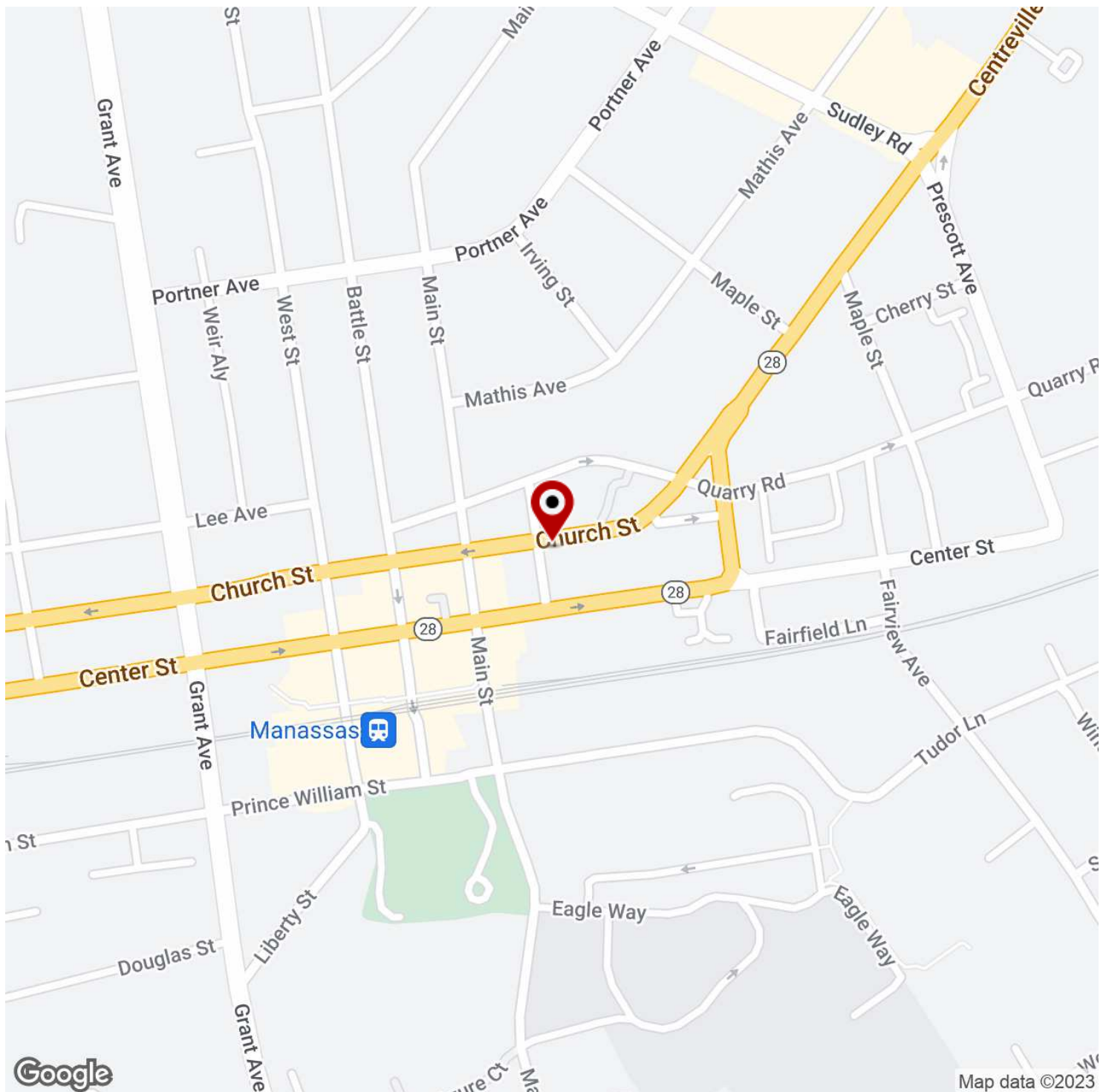
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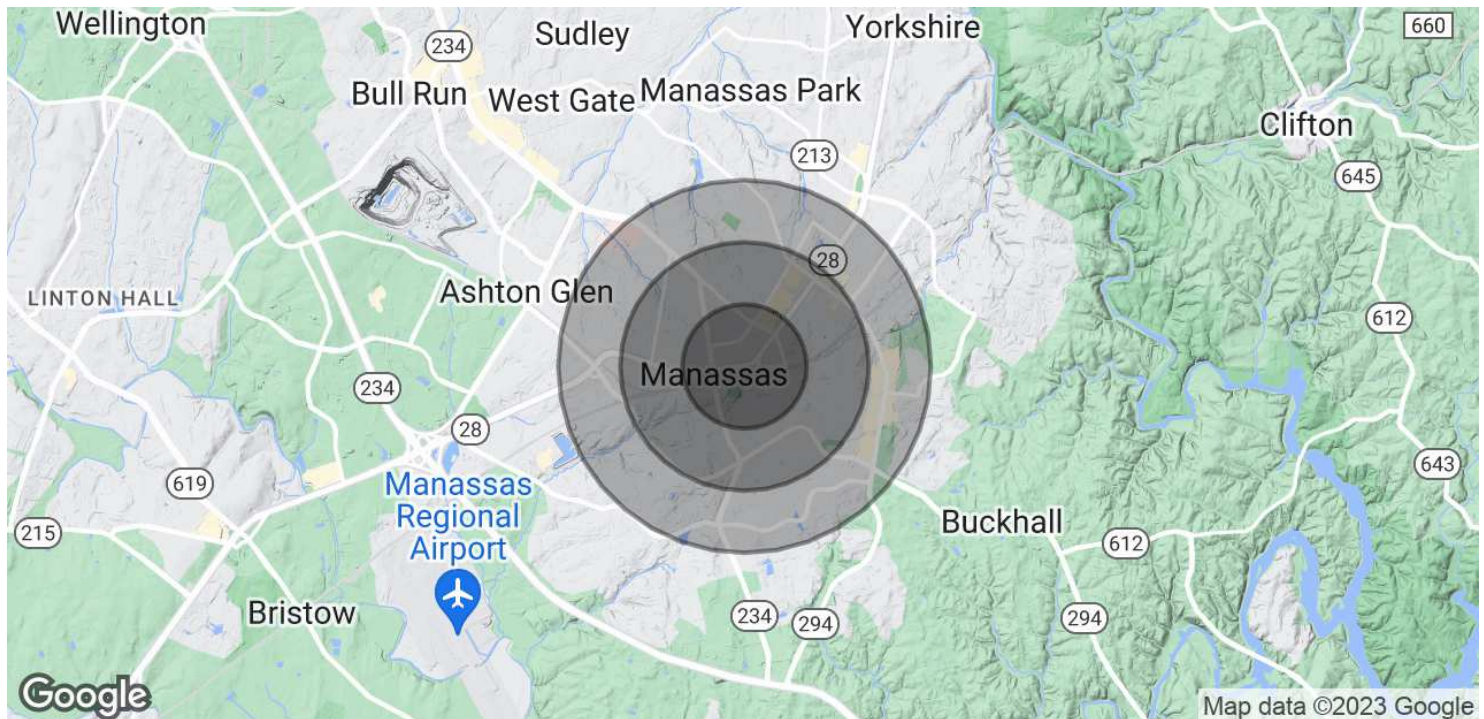
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,059	16,720	32,227
Average Age	34.1	33.9	35.4
Average Age (Male)	29.2	32.4	33.9
Average Age (Female)	38.9	35.1	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,506	6,227	11,426
# of Persons per HH	2.0	2.7	2.8
Average HH Income	\$65,792	\$83,614	\$96,376
Average House Value	\$327,974	\$325,284	\$335,909

\* Demographic data derived from 2020 ACS - US Census

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