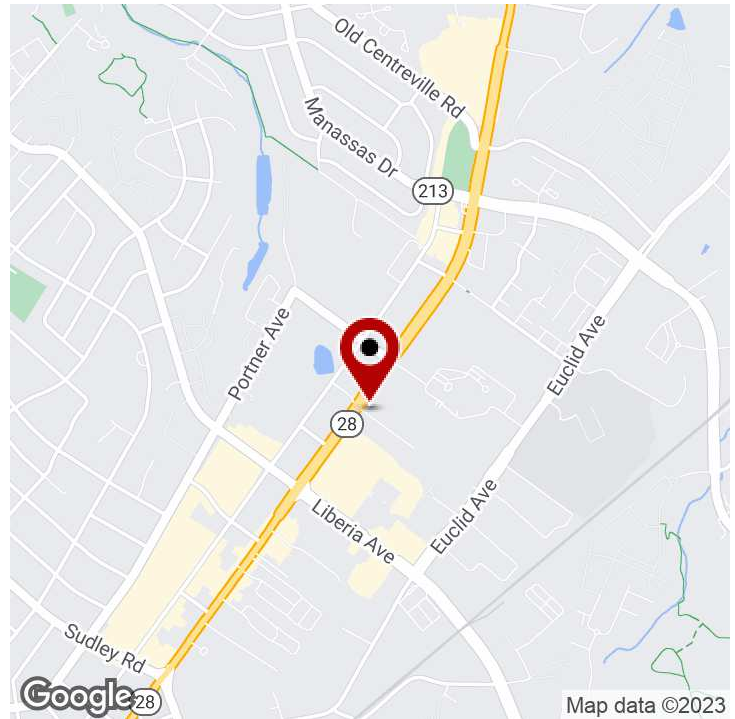


SPECIAL PURPOSE FOR LEASE

SECOND FLOOR SANCTUARY SUBLEASE

8624 Phoenix Dr Upper Level, Manassas, VA 20110



PROPERTY DESCRIPTION

Second Floor Sanctuary Space ready to go on a sublease to a faith-based organization seeking space. Two small offices and a storage space along with a large worship hall. Shared access to restrooms with lower level occupant.

Sublease through February 22, 2025 - Landlord's agent has to approve subtenant as well.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$2,200.00 per month (Full Service)
Available SF:	3,075 SF
Building Size:	59,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	818	4,662
Total Population	657	2,644	13,932
Average HH Income	\$118,799	\$103,971	\$89,146

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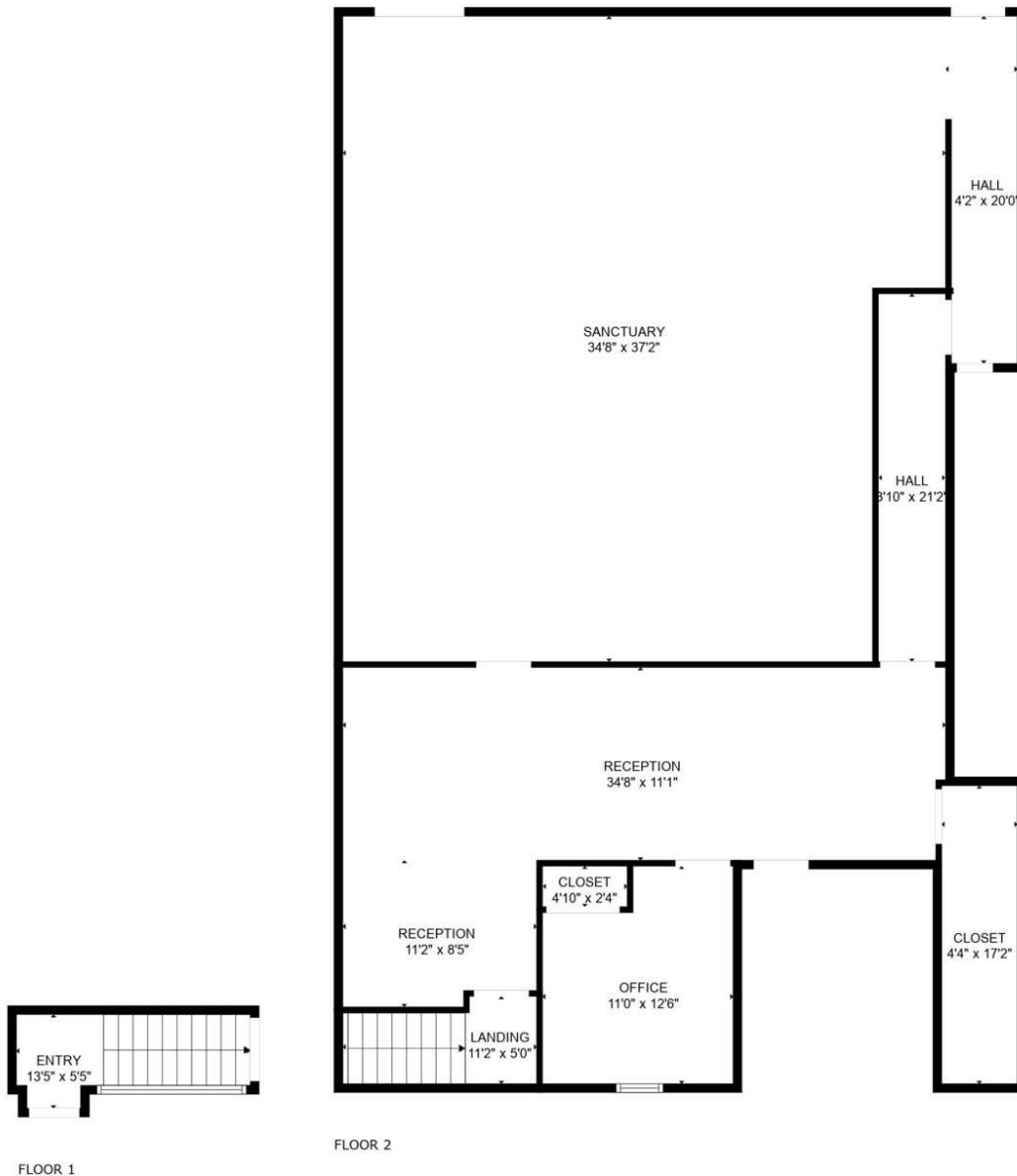
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GROSS INTERNAL AREA
Below Ground: 59 sq. ft, FLOOR 2: 932 sq. ft
EXCLUDED AREAS: SANCTUARY: 1198 sq. ft
TOTAL: 991 sq. ft

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

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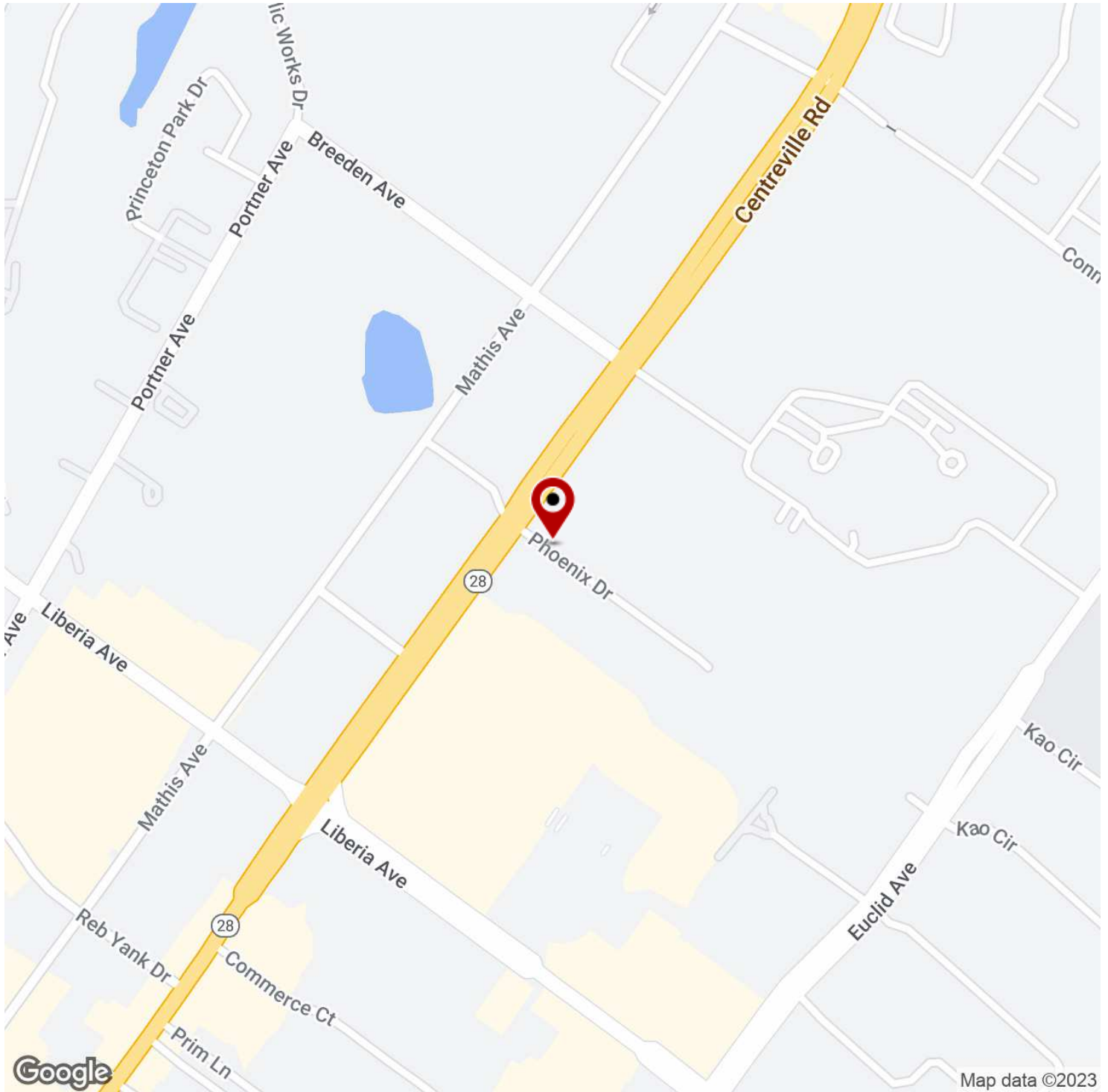
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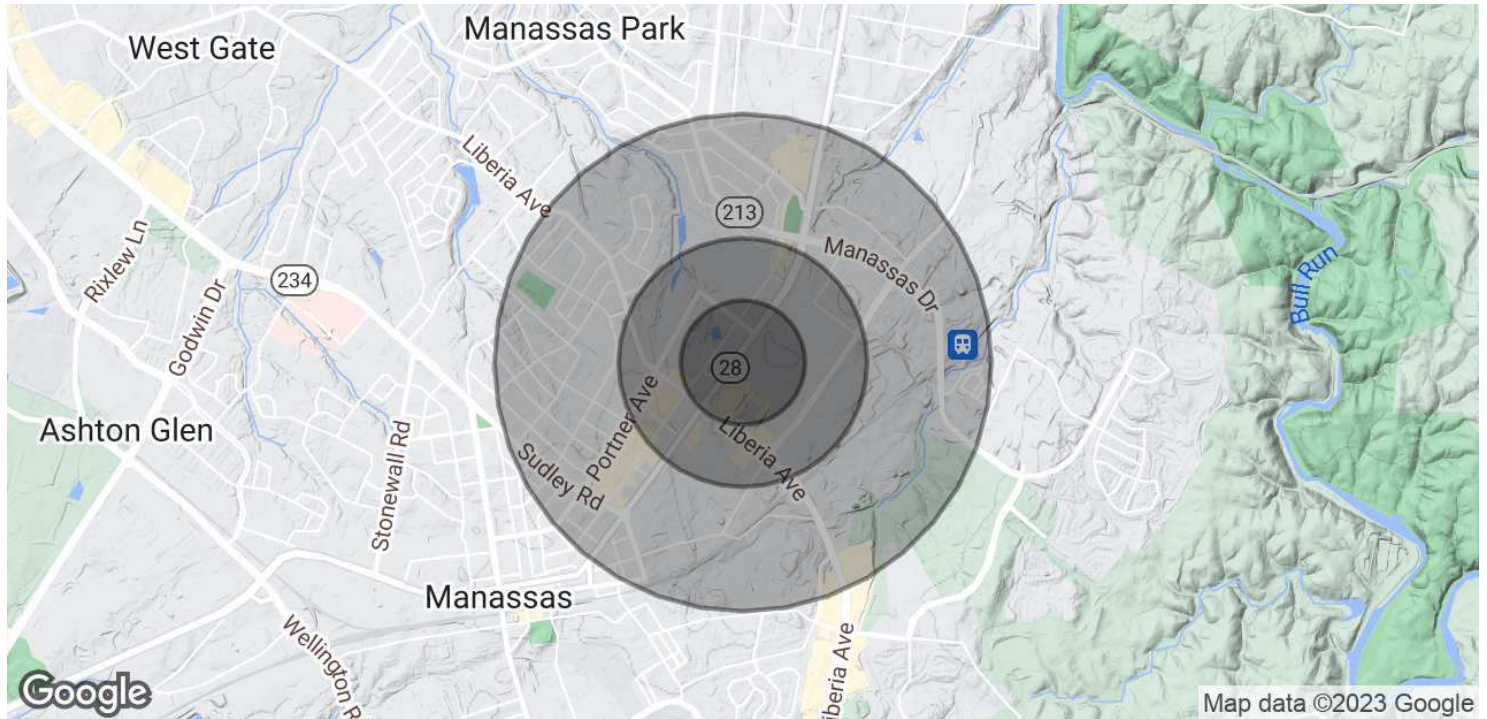
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	657	2,644	13,932
Average Age	31.6	32.7	33.6
Average Age (Male)	29.5	31.0	31.9
Average Age (Female)	33.5	34.1	34.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	818	4,662
# of Persons per HH	3.5	3.2	3.0
Average HH Income	\$118,799	\$103,971	\$89,146
Average House Value	\$281,609	\$308,293	\$284,913

* Demographic data derived from 2020 ACS - US Census

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