

FOR LEASE

RETAIL STRIP CENTER SPACE

10517 CROATIA WAY MANASSAS, VA 20109



LEASE RATE \$15.66 SF/YR

OFFERING SUMMARY

Lease Type:	Plus CAM (\$2.62/sf)
Available SF:	1,800 - 5,400 SF
Building Size:	15,000 SF
Zoning:	B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	7696-58-0717

PROPERTY OVERVIEW

Multiple units available for lease in retail/flex strip center. One 39' x 60' bay and three 30' x 60' bays available. Up to 5,400 SF contiguous. Abundant parking & excellent signage potential. Brick construction with glass storefront.

LOCATION OVERVIEW

Excellent location at intersection of Rt. 234 & Croatia Way. Near a 4-way signalized intersection. Great access from all directions.

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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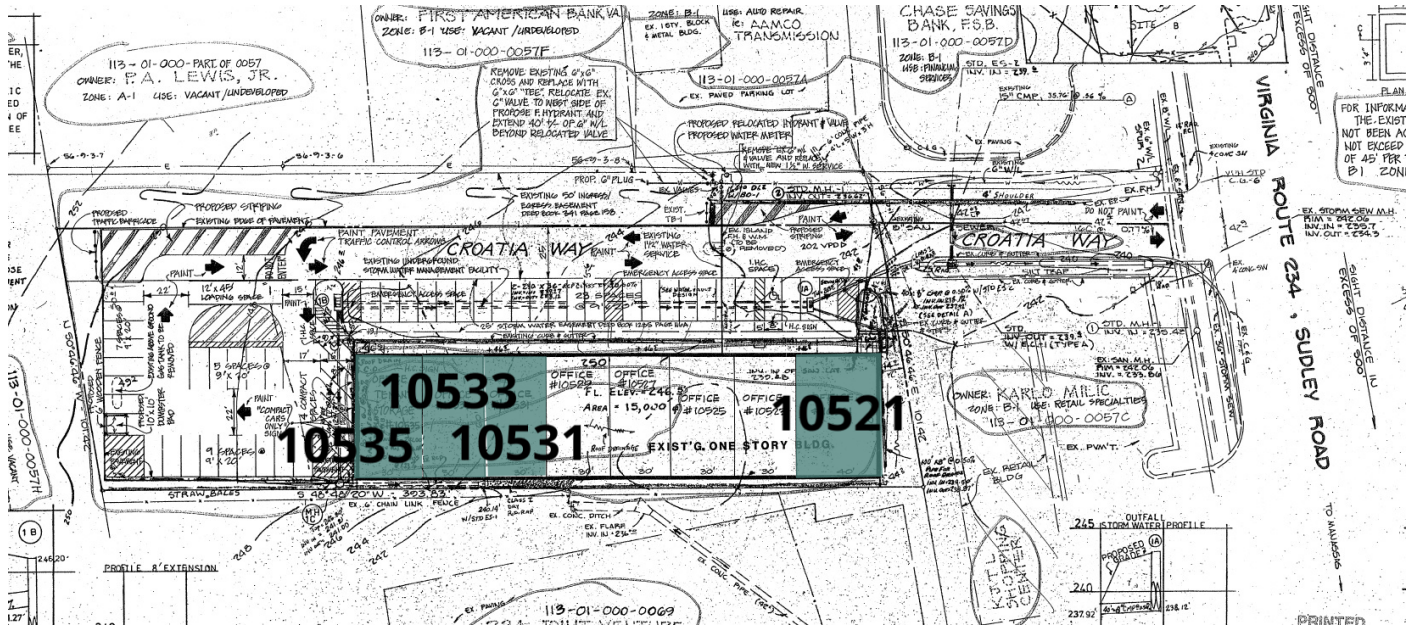
AVAILABLE SPACES

LEASE TYPE | Plus CAM (\$2.62/sf)

TOTAL SPACE | 1,800 - 5,400 SF Contig

LEASE TERM | Negotiable

LEASE RATE | \$15.66 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10521	Available	2,340 SF	Plus CAM (\$2.62/sf)	\$15.66 SF/yr	39' x 60' Bay
10531	Available	1,800 - 5,400 SF	Plus CAM (\$2.62/sf)	\$15.66 SF/yr	30' x 60' Bay. Can be combined with 10533 and 10535.
10533	Available	1,800 - 5,400 SF	Plus CAM (\$2.62/sf)	\$15.66 SF/yr	30' x 60' Bay. Can be combined with 10531 and 10535.
10535	Available	1,800 - 5,400 SF	Plus CAM (\$2.62/sf)	\$15.66 SF/yr	30' x 60' Bay. Can be combined with 10531 and 10533.

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LOCATION MAPS



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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

[Click Here For The Full Prince William County B-1 Zoning Ordinance](#)

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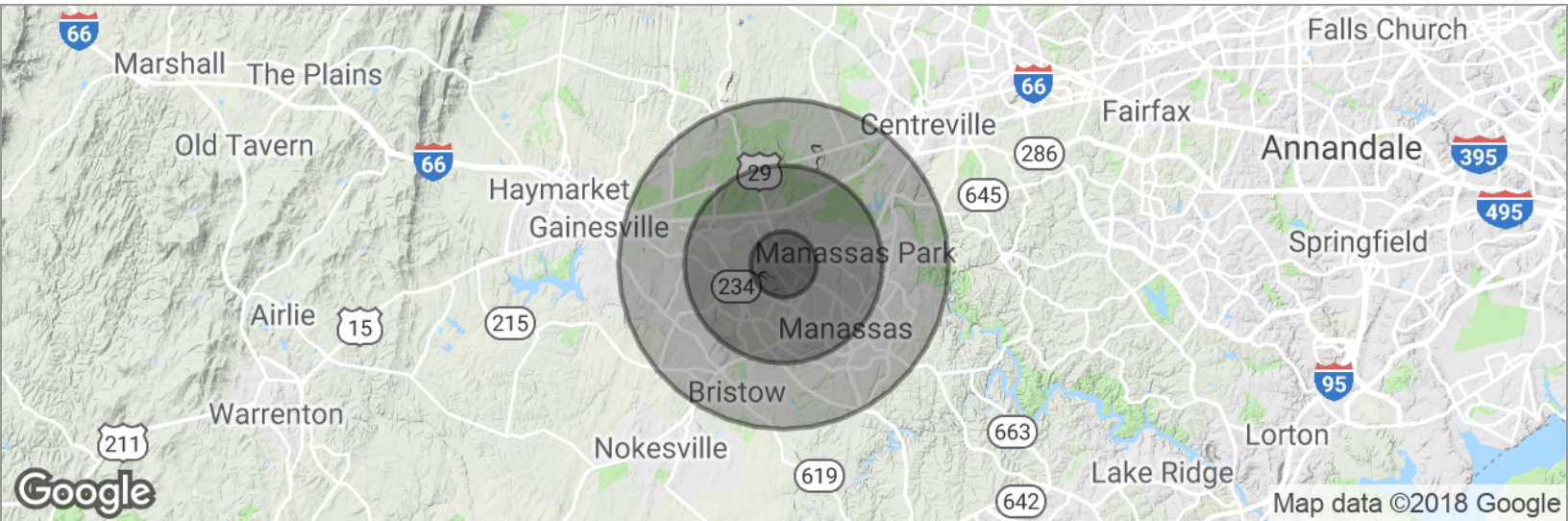
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,272	70,506	147,350
Median age	30.9	31.6	32.3
Median age (male)	29.5	30.9	31.8
Median age (Female)	32.3	32.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,259	24,215	48,493
# of persons per HH	2.6	2.9	3.0
Average HH income	\$72,920	\$82,806	\$93,478
Average house value	\$313,993	\$371,814	\$438,258

* Demographic data derived from 2010 US Census

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