

RETAIL SPACE FOR LEASE

THE SHOPPES AT CITY CENTER

125 & 170 MARKET ST. MANASSAS, VA 20111



LEASE RATE **\$22.00 SF/YR**

OFFERING SUMMARY

Lease Type:	NNN
TI Allowance:	Case-by-Case
Estimated CAM:	\$7.25/SF
Market:	Washington DC
Submarket:	Manassas
Jurisdiction:	City of Manassas Park
Parcel ID:	24-6-5 & 24-6-4

PROPERTY OVERVIEW

Retail units for lease in beautiful City Center at Manassas Park featuring two beautiful fountains, outdoor dining space, and seat walls throughout the streetscape to ensure a relaxing atmosphere for customers! Units ranging from 966 sf to 3,889 sf are available. 90% of the units are either vented or ventable. Abundant parking with a total of 256 retail spaces - 5.5 spaces per 1,000 SF. Service corridor located behind the units accommodates back-of-the-house operations.

LOCATION OVERVIEW

This property is ideally located fronting Manassas Dr. with 16,000 VPD. The VRE Station across the street services 22,000 commuters per month and approximately 4,300 high school students are within walking distance from the property! The adjacent Conner Business Park and City Hall have approximately 4,000 employees. Not to mention the 500+ residents living in the 291 apartments directly above the retail units! All of this less than 1 mile from Rt. 28.

PRESENTED BY:

MIGUEL PIRES COMMERCIAL AGENT 703.330.1224 miguel@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com
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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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ADDITIONAL PHOTOS



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FLOOR PLANS



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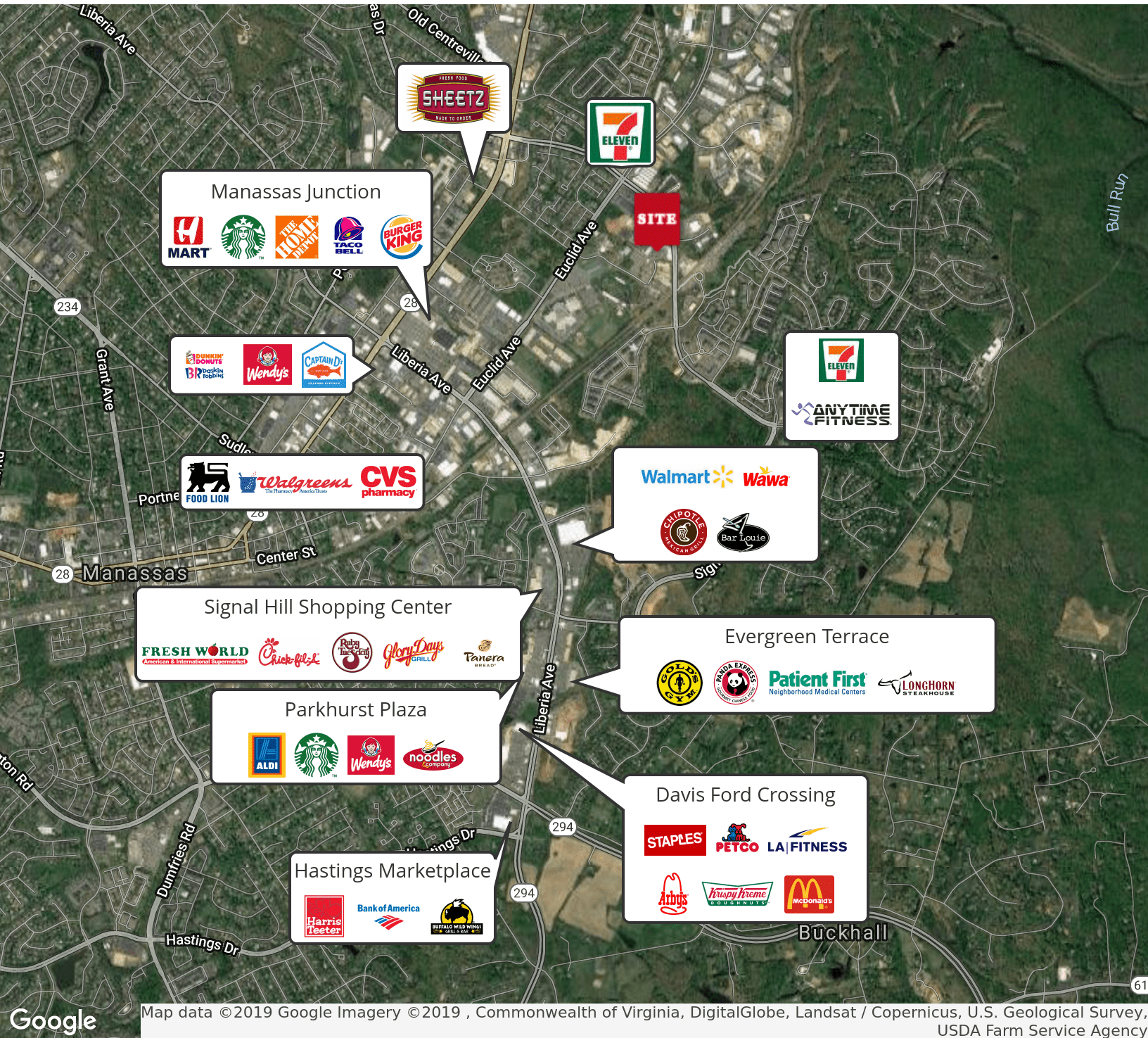
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RETAILER MAP



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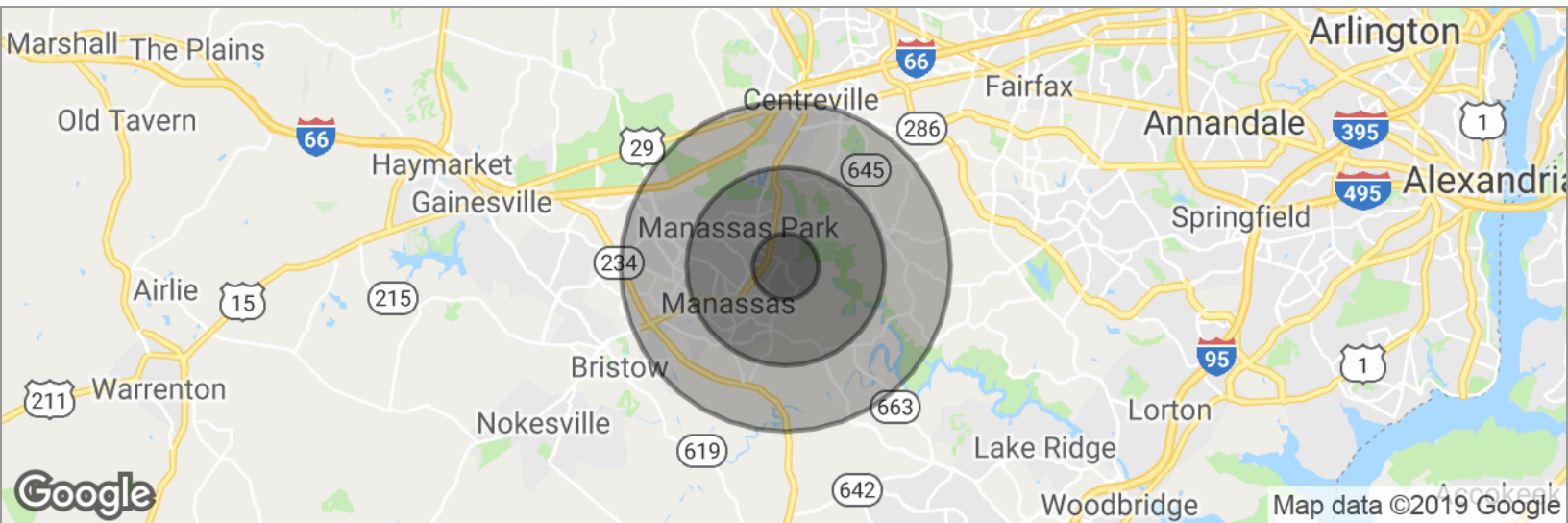
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,098	70,788	161,646
Median age	32.7	32.8	33.4
Median age (male)	32.7	32.4	33.0
Median age (Female)	32.4	33.2	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,380	22,716	52,605
# of persons per HH	3.0	3.1	3.1
Average HH income	\$91,766	\$90,412	\$102,776
Average house value	\$371,998	\$418,473	\$432,704

* Demographic data derived from 2010 US Census

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