

FOR SALE

FREESTANDING OFFICE CONDO BUILDING

9260-9266 CORPORATE CIRCLE MANASSAS, VA 20110



SALE PRICE **\$490,000**

OFFERING SUMMARY

Building Size: 3,016 SF
Zoning: I-1
Price / SF: \$162.47
Parcel ID: 101-49-00-9-D,
 101-49-00-9-B,
 101-49-00-9-A, &
 101-49-00-9-C

PROPERTY OVERVIEW

PRICE REDUCED!

Freestanding office condominium building consisting of four units built out as one. Space totals 3,016 SF and features large entry/reception area, 6 private offices, several large open work spaces and 2 private restrooms. Current tenant to vacate 6/30/2020.

LOCATION OVERVIEW

Located in Ashton Professional Center, just outside Old Town Manassas. Just a quarter mile from both Wellington Rd. & Rt. 28 and 1 mile from PWC Courthouse.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@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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ADDITIONAL PHOTOS



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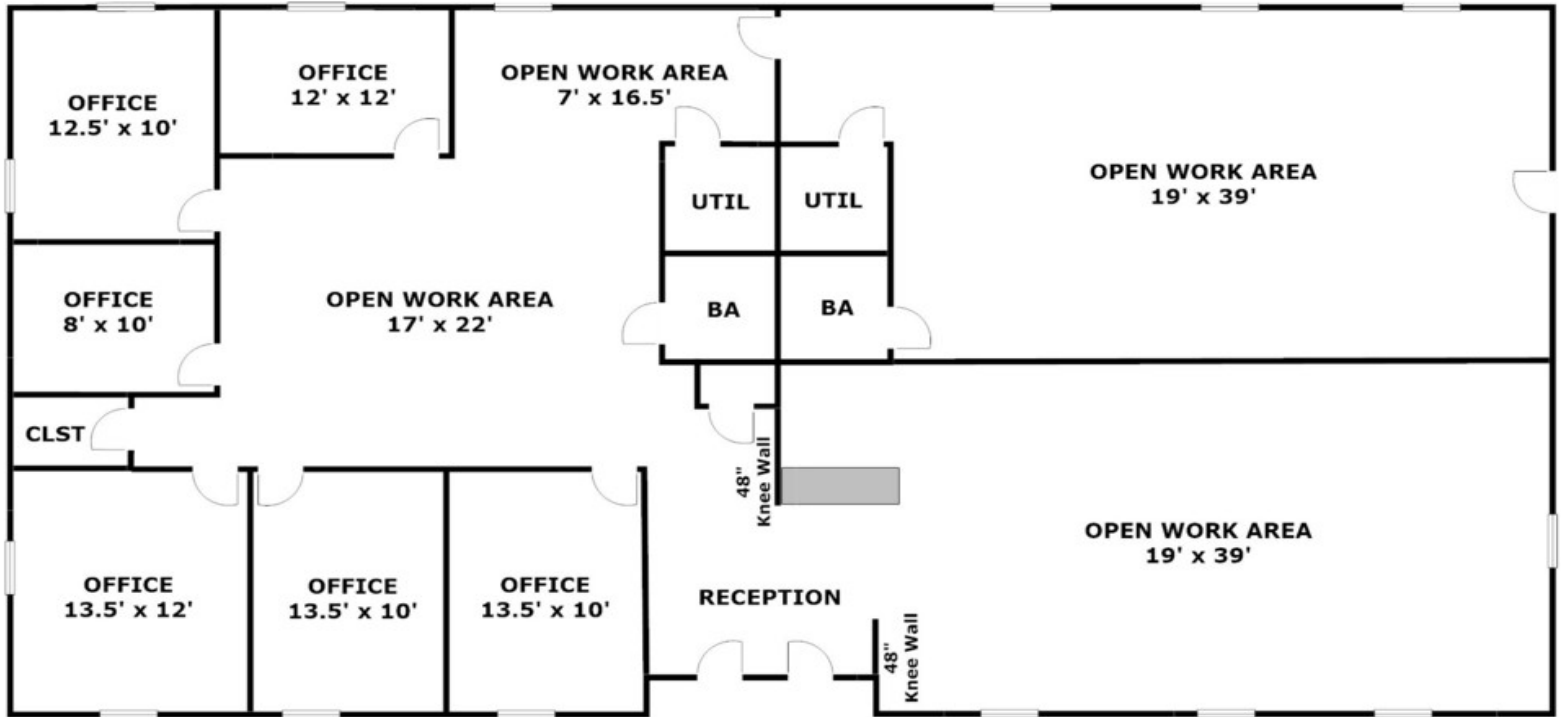
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FLOOR PLAN



*Measurements Approx.

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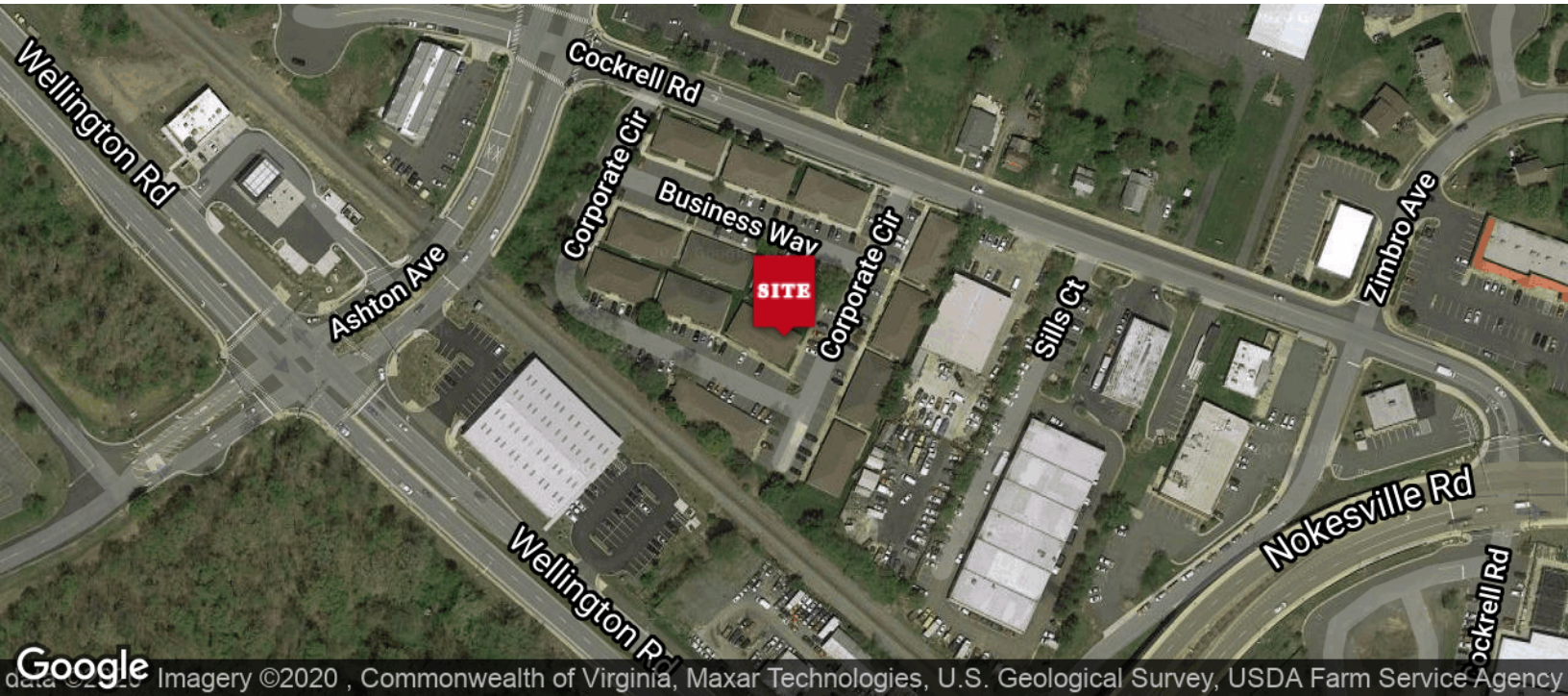
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LOCATION MAPS



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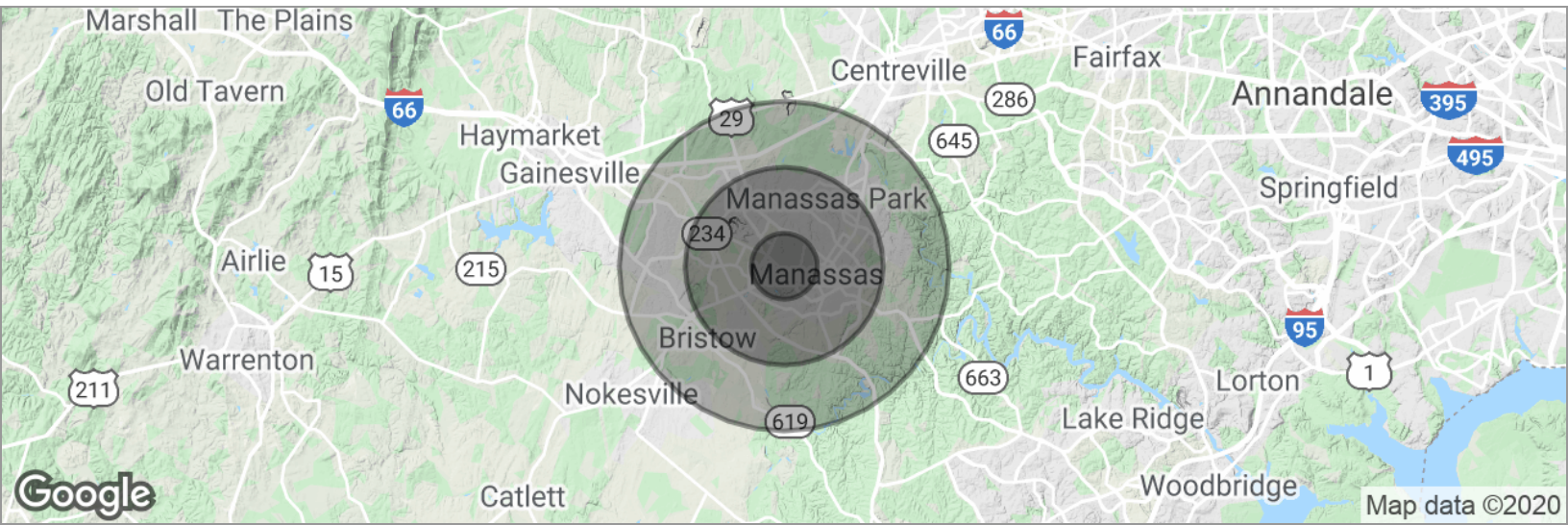
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,530	86,266	145,627
Median age	34.8	32.4	32.5
Median age (male)	34.4	31.6	32.0
Median age (Female)	36.1	33.4	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,901	28,416	48,225
# of persons per HH	3.3	3.0	3.0
Average HH income	\$98,908	\$85,399	\$90,184
Average house value	\$411,424	\$382,607	\$418,546

* Demographic data derived from 2010 US Census

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