

Exclusive Offering Memorandum

YORKSHIRE SHOPPING PLAZA

LONG & FOSTER[®]
COMMERCIAL DIVISION



Located in an OPPORTUNITY ZONE
First Sale in Almost 40 Years
Currently Self Managed
Ideal Value-Add Offering

MATTHEW GARCIA
Director
703.873.5760
mgarcia@Inf.com

ERIK ULSAKER
Director
703.861.0373
EU@Inf.com

JACLYN PURZYCKI
Marketing Research Analyst
703.873.5706
jaclyn@Inf.com

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WORLDWIDE
REAL ESTATE SERVICES

Exclusive Offering Summary



Long & Foster Commercial has been exclusively retained to offer, Yorkshire Shopping Plaza which represents a rare opportunity to acquire a nearly 22,000 SF neighborhood retail center in Northern Virginia.

Located in Manassas, Virginia approximately 30 miles west of Washington, DC the property features 4 free standing buildings nearly 350 feet of frontage on Route 28 / Centreville Road, the main state highway which runs through Prince William County and features 50,000 vehicles per day. This offering represents the first sale of the property in almost 40 years. Currently, the property is self-managed featuring an assortment of local tenants anchored by the Yorkshire Restaurant which has been in business for over 30 years. There remains significant potential to renovate or improve the property and increase rents and/or obtain enhanced tenancy.

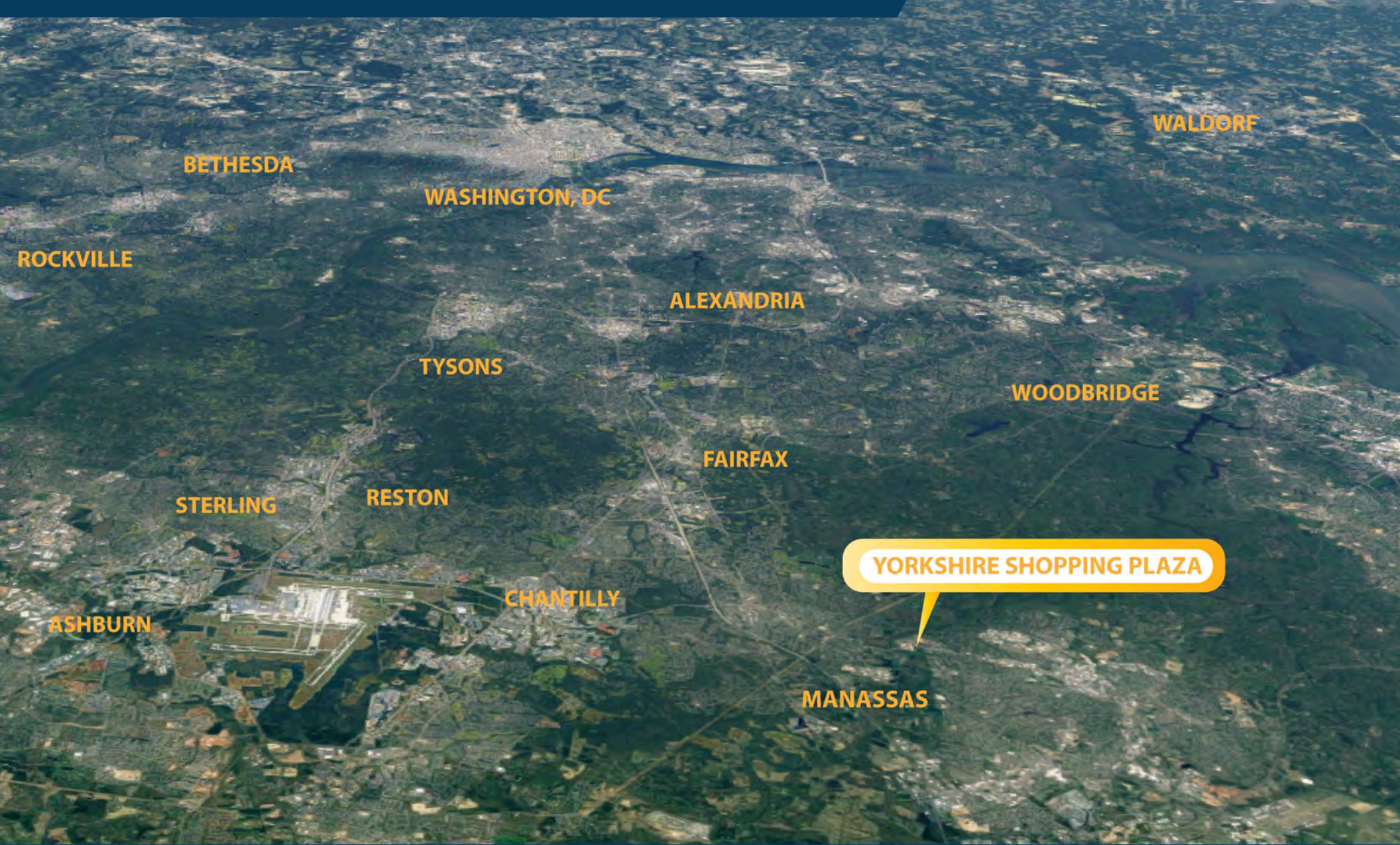
Furthermore, the property is situated in a newly created Opportunity Zone, which was established by the Tax Cuts and Jobs Act of 2017. This potentially allows investors significant tax savings and in some cases, they may pay no tax on the gain from the appreciation of the opportunity zone investment, depending on the holding period.

The property is being offered at \$5,000,000 (\$227 PSF)

PROPERTY DETAILS

❖ Address	7537 - 7677 Centreville Road Manassas, Virginia 20111
❖ Traffic Count	50,000 VPD
❖ MSA	Washington, DC
❖ Parking	Ample Parking / 69 Surface Spaces
❖ Zoning	B - 1
❖ Property SF	Nearly 22,000 SF across all 4 buildings
❖ Lot Size	Approximately 2.2 Acres







OPPORTUNITY ZONE



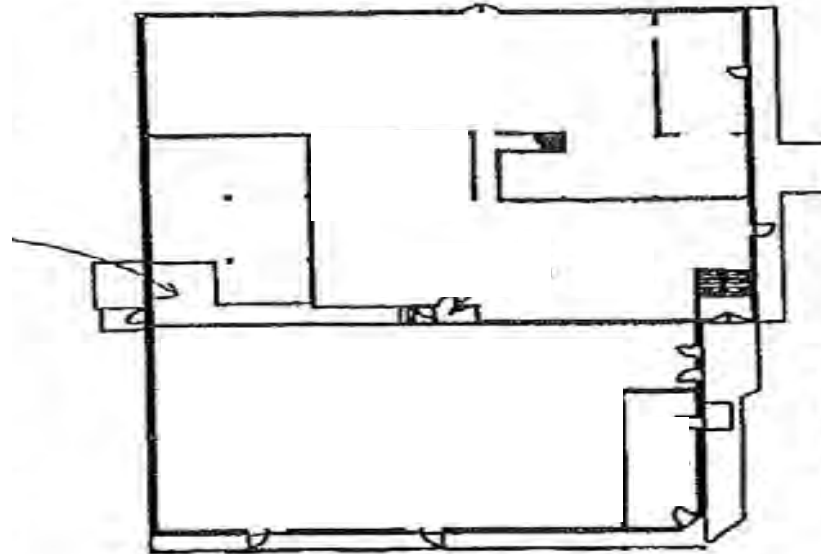
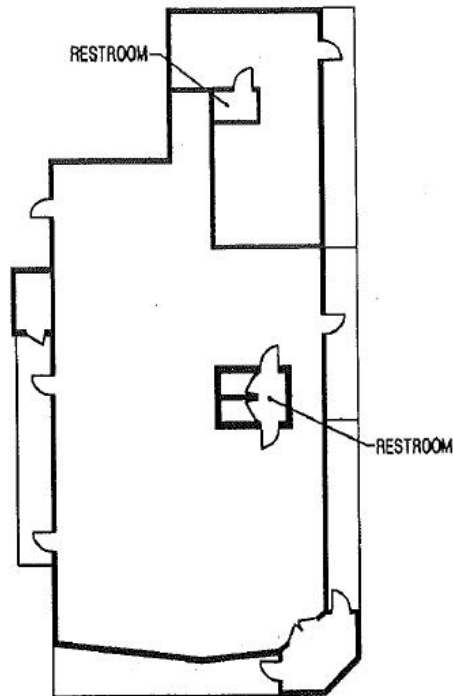
Long & Foster | 703.506.2850
8227 Old Courthouse Road | Suite 200
Vienna, Virginia 22182

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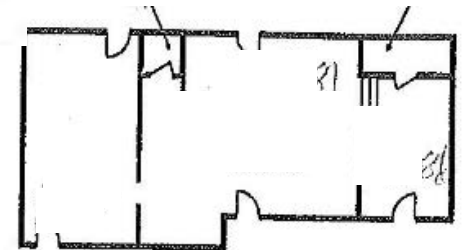
FLOOR PLANS

Building D: 12,396 SF SF
Units: 7547 - 7559

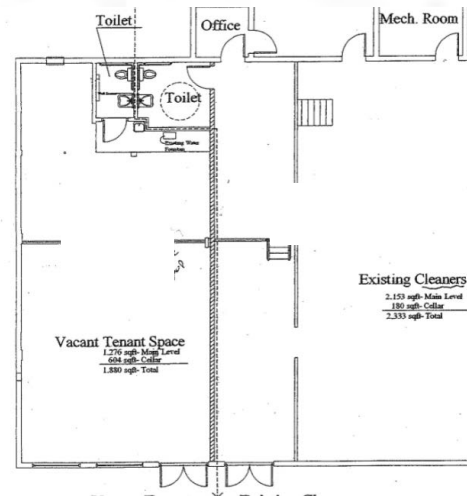
Building A: 3,839 SF
Units: 7537 & 7545



Building C: 1,533 SF
Units: 7581-7677



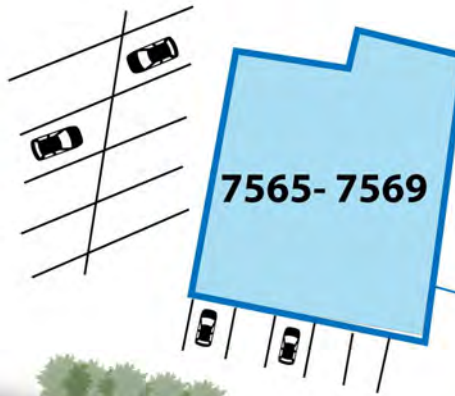
Building B: 3,429 SF
Units: 7565 - 7569



****NOT DRAWN TO SCALE**

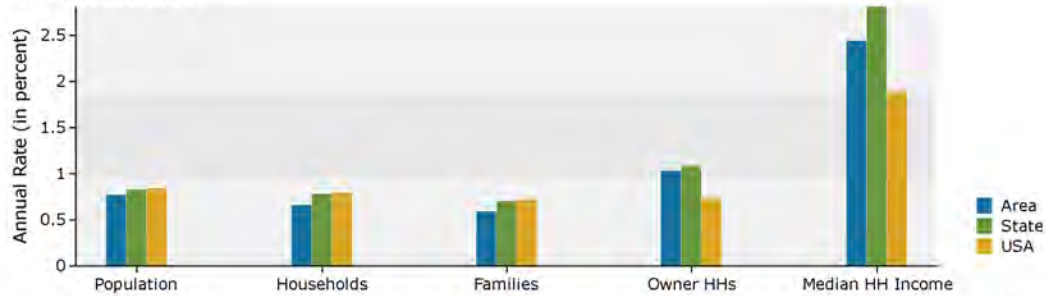
SITE MAP

Available Rent Roll Upon Request

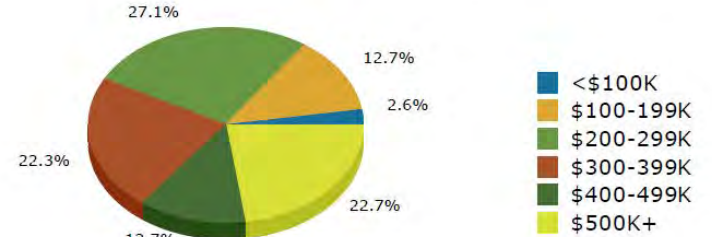


3 miles

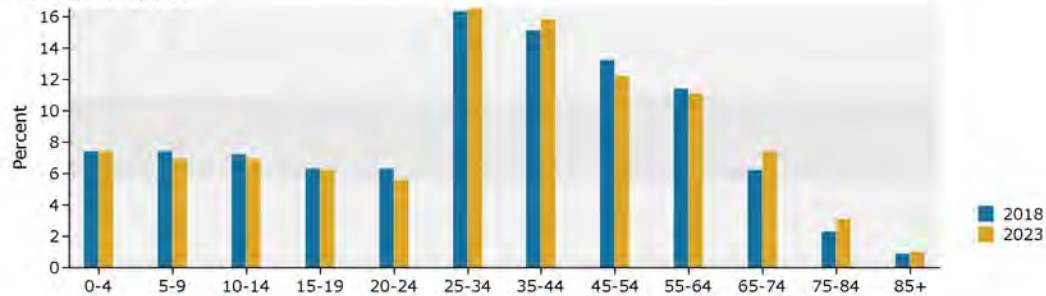
Trends 2018-2023



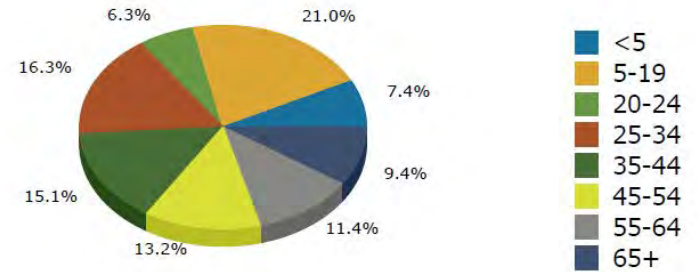
2018 Home Value



Population by Age



2018 Population by Age



Statistical Snapshot:

(Within 3 mile radius)



VPD on
Centreville RD
50,000



AVERAGE
HOUSEHOLD INCOME
\$113,761



TOTAL
POPULATION
92,268



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