

FOR LEASE

FREESTANDING BANK WITH DRIVE-THRU

9210 CHURCH ST. MANASSAS, VA 20110



LEASE RATE

\$5,000.00 PER MONTH

OFFERING SUMMARY

Lease Type:	Full Service (Excluding Janitorial)
Lease Rate:	See Page 2
Available SF:	1,500 SF
Building Size:	3,900 SF
Zoning:	B-3
Parcel ID:	101-01-00-368

PROPERTY OVERVIEW

First floor available in a freestanding bank building with 3 drive-thru lanes, a walk-up window and ATM location. The bank branch, 1st floor, is approximately 1,500sf, and features a lobby, teller line, vault, 1 private office, 2 systems furniture desks, 3 drive thru lanes, ATM and a rare walk up service window. Plentiful parking (15 spaces) available. The property comes furnished if desired.

LOCATION OVERVIEW

Ideally located on the hard corner of Grant Ave. & Church St. in the heart of Old Town Manassas. Within walking distance to many shops, restaurants, and businesses. Great traffic counts - 12,000 VPD on Church St. & 19,000 VPD on Grant Ave.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@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

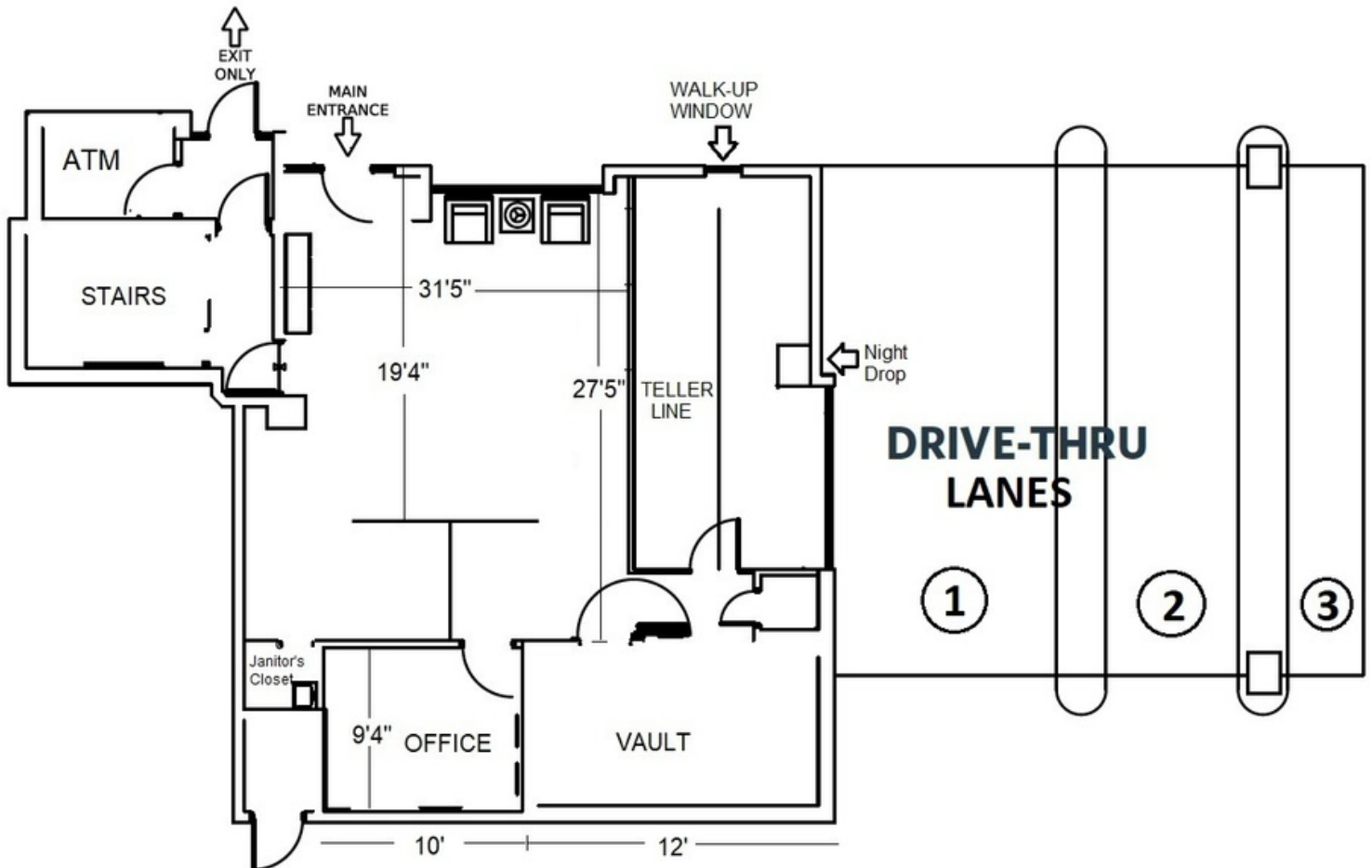
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1ST FLOOR - APPROX. 1,500 SF OF CONDITIONED SPACE

*Drawing not to scale. Measurements approx.



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1ST FLOOR PHOTOS



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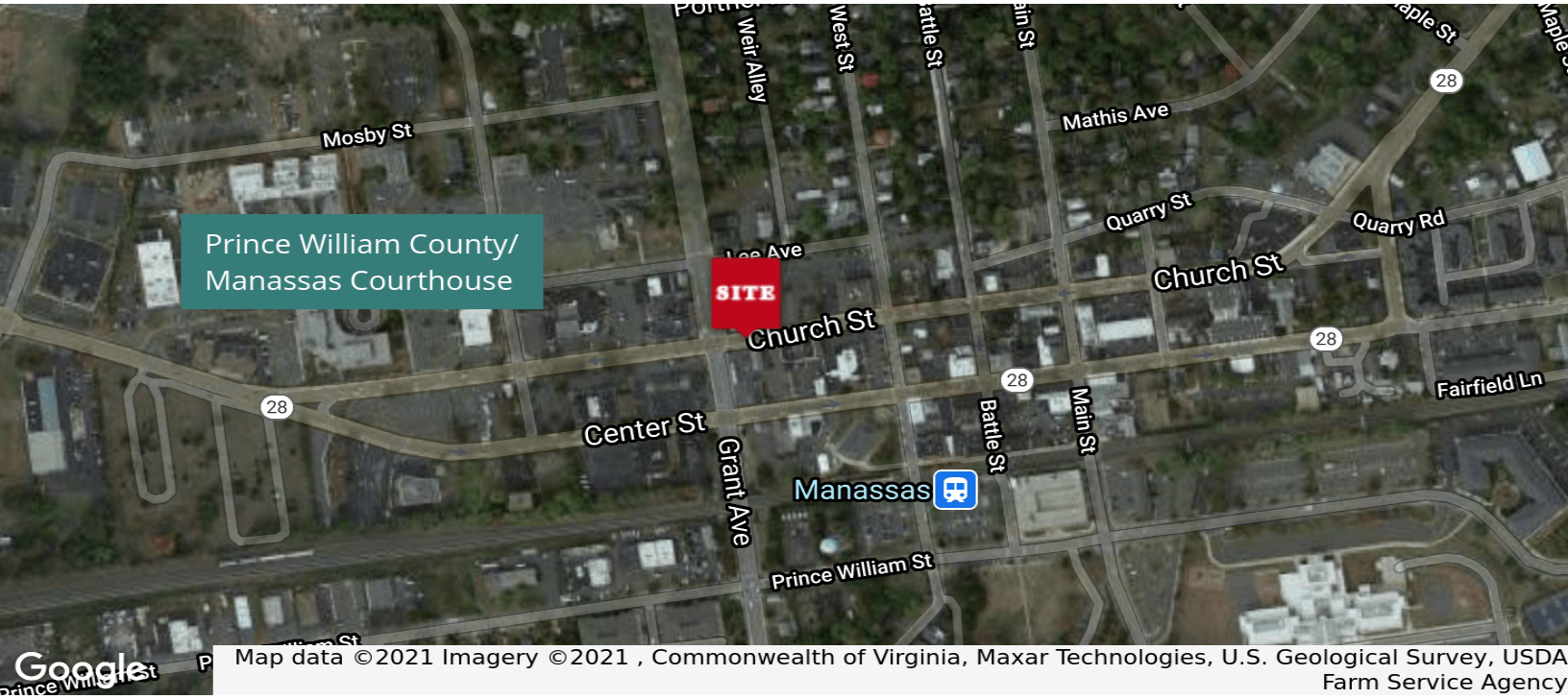
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LOCATION MAPS



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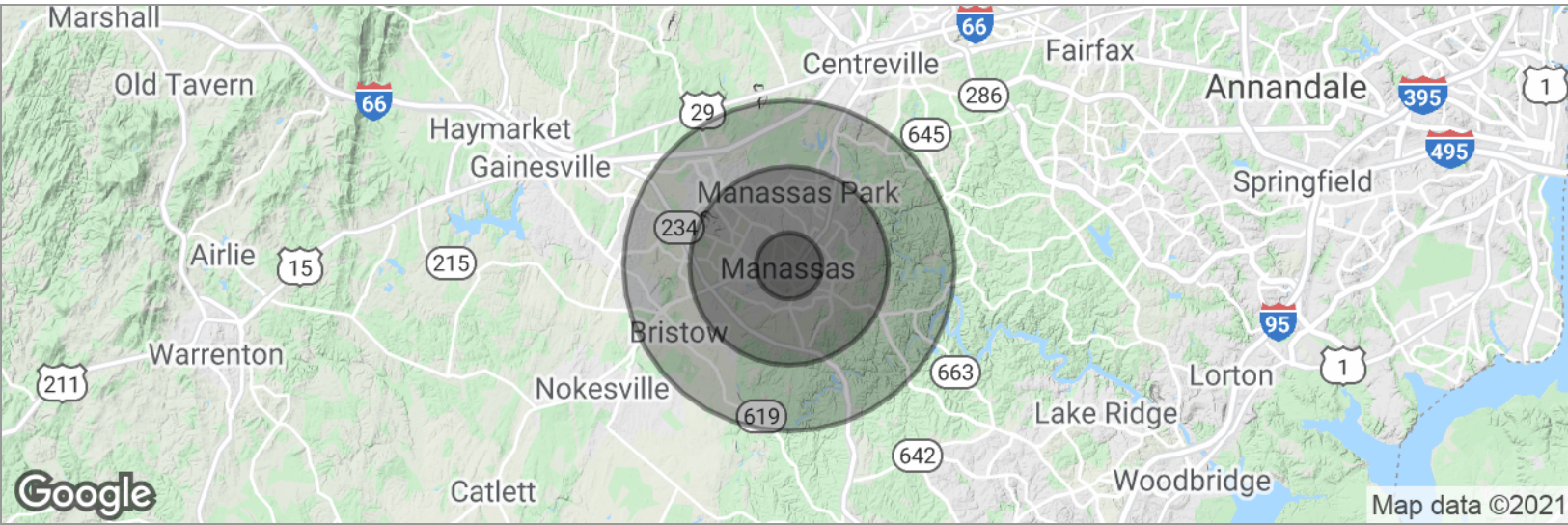
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,573	100,643	164,796
Median age	34.8	35.2	34.8
Median age (male)	33.9	34.6	34.2
Median age (Female)	35.6	35.9	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,445	31,732	52,743
# of persons per HH	3.0	3.1	3.1
Average HH income	\$91,153	\$105,790	\$116,549
Average house value	\$316,719	\$335,562	\$359,575

* Demographic data derived from 2010 US Census & 2020 CoStar Estimates.

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