

Executive Summary



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$499,000 |
| Space Available: | 2,252 SF |
| Building Size: | 16,800 SF |
| Price / SF: | \$221.58 |

PROPERTY OVERVIEW

Bright, spacious second floor suite in professional office building. Suite includes five private offices (one currently set up as a conference room), two support staff work areas, one workroom, break area with kitchenette, two private baths, one with shower. Lovely reception area with coat closet. Two suites (nos 200 and 204) have been combined and are being sold together. Square footage, tax assessment, etc. reflect combined amounts.

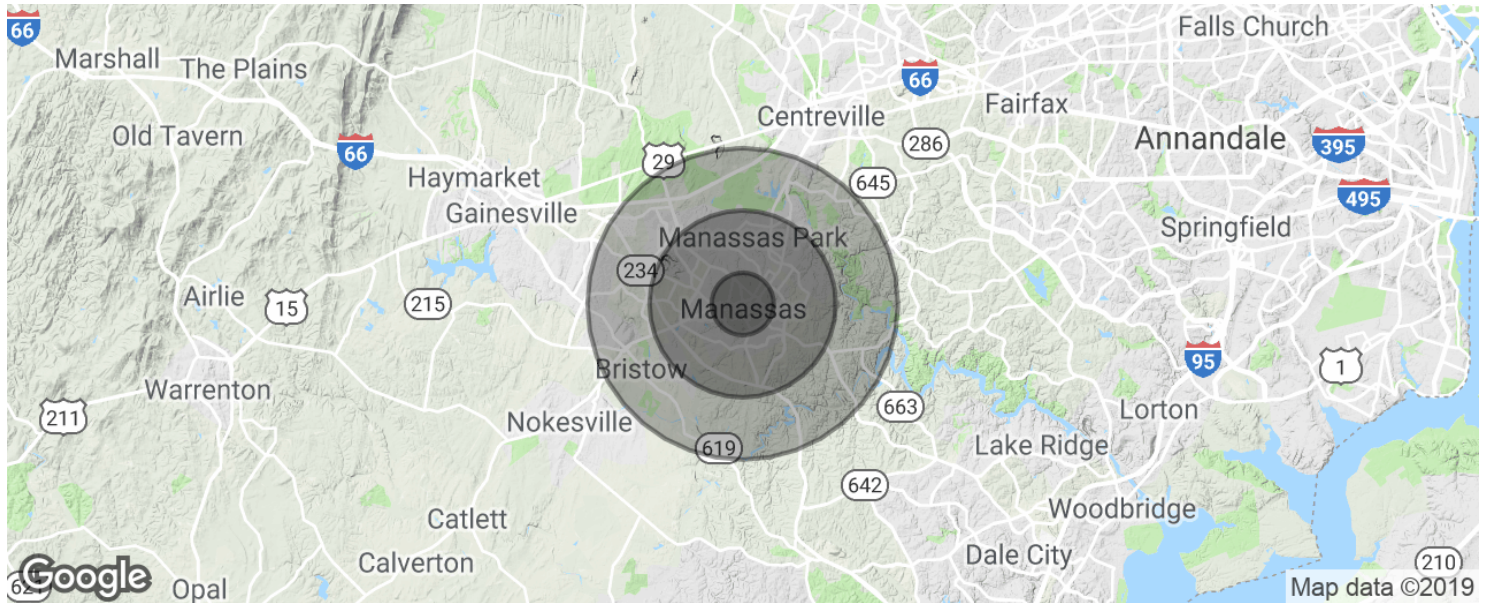
PROPERTY HIGHLIGHTS

- Steps from Manassas Courthouse, Old Town Manassas
- Centrally located
- Tons of parking
- Distinguished entry, light, bright, huge windows
- Elevator
- Square footage, tax assessment, etc. reflect combined amounts
- Condo Fees: \$6,000/yr
- Real Estate Taxes: \$6,570/yr

Additional Photos



Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total population | 16,091 | 87,959 | 142,722 |
| Median age | 32.0 | 32.5 | 32.9 |
| Median age (Male) | 31.3 | 31.9 | 32.5 |
| Median age (Female) | 33.3 | 33.3 | 33.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 4,956 | 28,400 | 47,076 |
| # of persons per HH | 3.2 | 3.1 | 3.0 |
| Average HH income | \$84,527 | \$86,299 | \$92,560 |
| Average house value | \$471,272 | \$389,626 | \$420,603 |

* Demographic data derived from 2010 US Census