

# FOR GROUND LEASE

## RETAIL PAD SITES

11101 NOKESVILLE RD. MANASSAS, VA 20110



**GROUND LEASE RATE: NEGOTIABLE**

### OFFERING SUMMARY

Lot Size: 3.49 Acres

Zoning: B-1 (Pending)

Market: Washington, DC

Submarket: Manassas

Lease Type: Ground

Parcel ID: 7595-93-4700

### PROPERTY OVERVIEW

Three retail pad sites available for ground lease only. Ideal for gas station/convenience store, fast food, restaurant, etc. Landlord is currently pursuing rezoning to B-1; General Commercial.

### LOCATION OVERVIEW

This property is located at a planned lighted intersection on the "Going-to-Work" side of Route 28 across from the Shops at Innovation shopping center, near both Linton Hall Rd. (to Gainesville) and Rt. 234. Average weekday traffic count is 41,000 VPD! Heavy retail presence in the area including a planned tire store & car wash next door, as well as the existing Wawa and VA Tire adjacent to the opposite side of the property.

#### PRESENTED BY:

**COLEMAN RECTOR**  
PRINCIPAL BROKER  
703.366.3189  
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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9401 Battle Street Manassas, VA 20110

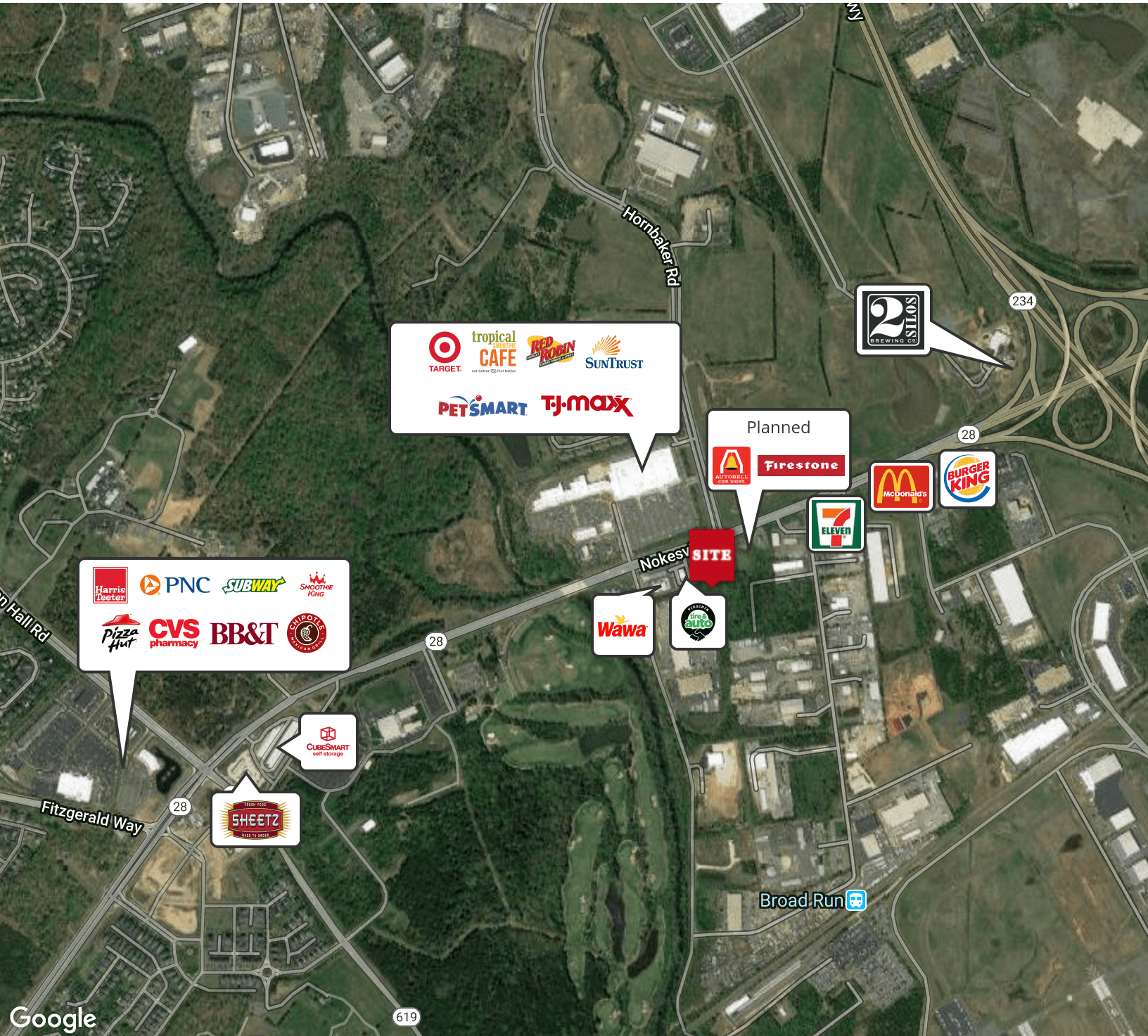
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## RETAILER MAP



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**WR** WEBER  
RECTOR

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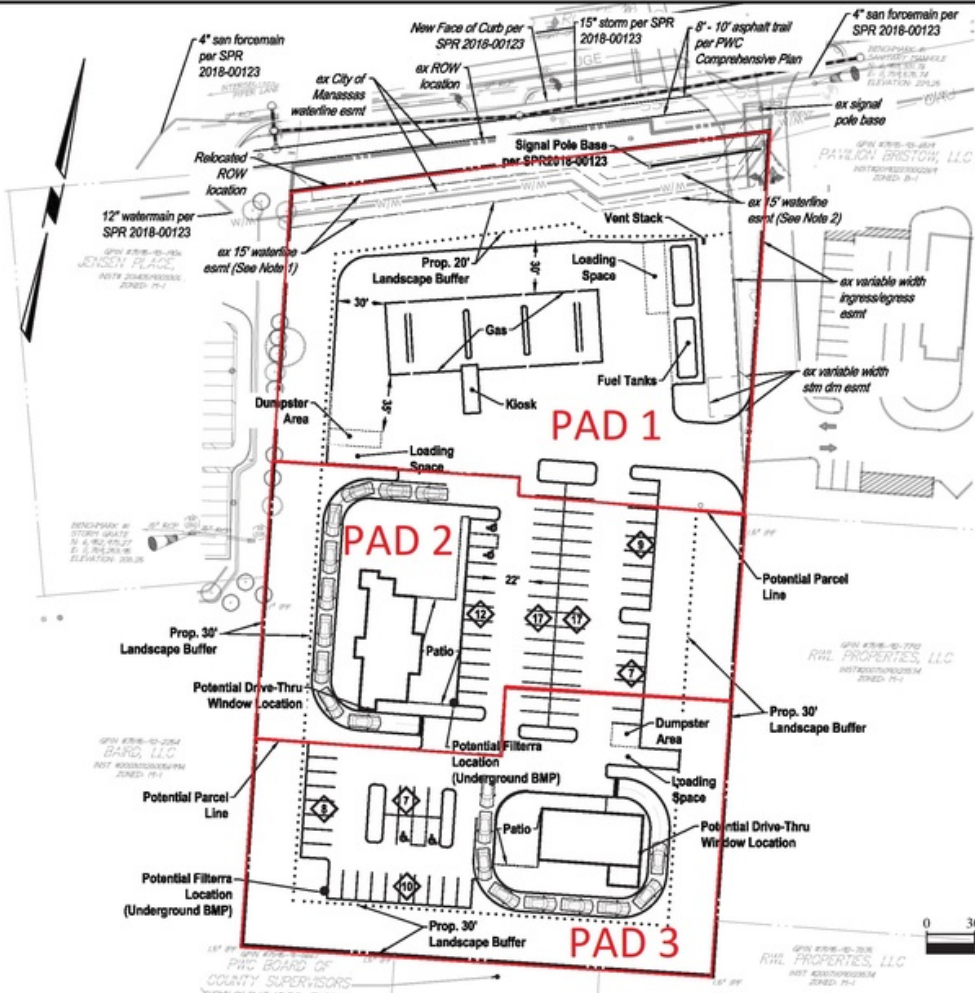
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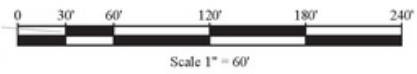
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## CONCEPTUAL LAYOUT



- CONCEPTUAL DESIGN INFORMATION:**
- Assumed bldg footprints shown on layout:  
Kiosk = 300 sf  
Restaurant 1 = 2,500 sf  
Restaurant 2 = 2,295 sf
  - The required number of parking spaces is determined from the Prince William County DCSM, Section 600, Table 6-8.
    - 2.1. Required parking for retail fuel with convenience retail: 1 loading space, 5 regular spaces plus 1 regular space per 150 sf of bldg. (minimum 10).
    - 2.2. Required parking for freestanding drive-thrus: 1 loading space, 1 regular space per 75 sf of bldg. (minimum 5).
- Approximate required spaces: 3 loading spaces, 73 regular spaces.
- Parking spaces provided with this layout: 3 loading spaces, 87 regular spaces.

- NOTES:**
- The referenced easement is per an easement plat by GRS Group, LLC dated 05-13-2017 associated with SPR 2018-00123S02; Deed book 1475, Page 968.
  - The referenced easement is per an easement plat by GRS Group, LLC dated 11-18-2018 by instrument number 200805200047818; Deed book 1475, Page 968. This easement also shows up on the approved plans for SPR 2018-00123.



christopher consultants

HISH PROPERTY CONCEPTUAL LAYOUT

DESIGN: TC  
DRAWN: TC  
CHECKED:  
DATE: 1.10.2020  
SCALE:  
1" = 60'  
SHEET:  
1 OF 1

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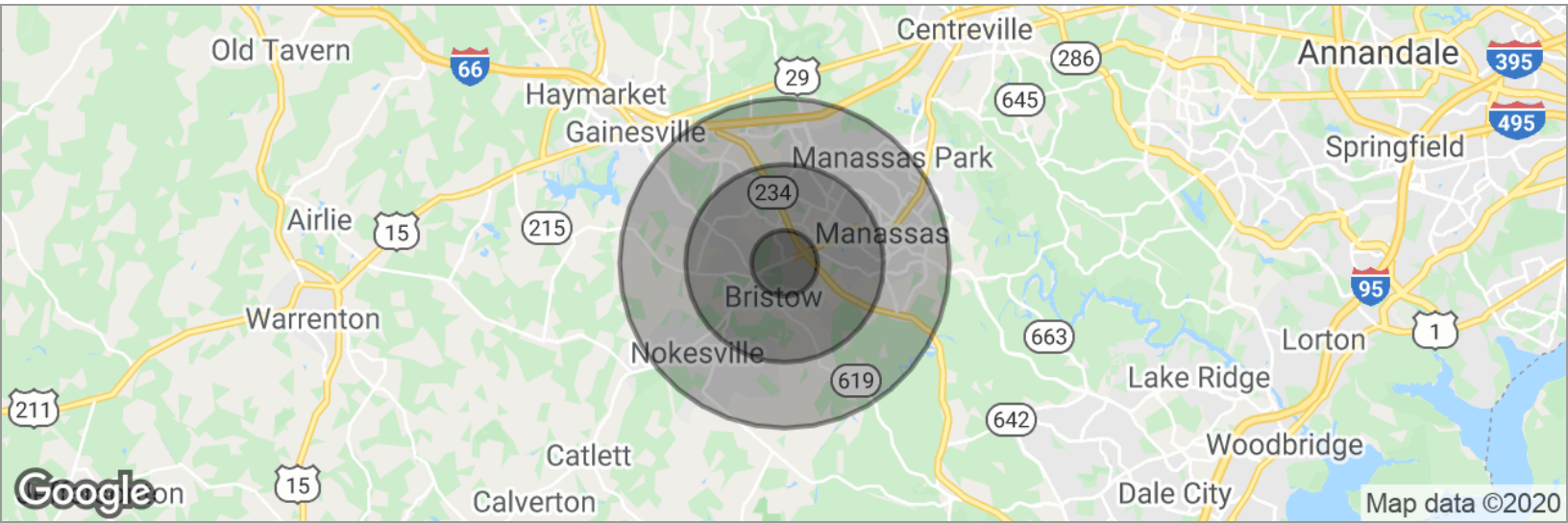
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,105	118,178	316,830
Median age	33.0	32.5	34.5
Median age (Male)	33.1	32.1	34.1
Median age (Female)	33.0	33.1	34.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	612	39,049	103,630
# of persons per HH	3.4	3.0	3.1
Average HH income	\$115,873	\$93,988	\$112,137
Average house value	\$423,964	\$429,967	\$489,045

\* Demographic data derived from 2010 US Census

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# RT. 28 GROUND LEASE

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## B-1 ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

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