

FOR SALE

COMMERCIAL PROPERTY—OLD TOWN MANASSAS

**9116 CENTER STREET
MANASSAS, VIRGINIA 20110**

www.baileys4u.com/commercial/center

For more information,
or to see the property,
please contact:

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**Historic brick 2-story commercial building
Old Town Manassas**

Constructed in 1918 and renovated in 1985

Currently leased as an office building w/multiple tenants
B-3 zoning in City Center Commercial allows retail usage

Highly visible location

Offered at \$1,100,000

THE
Bailey★Team
REAL ESTATE

OVERVIEW

9116 CENTER STREET, MANASSAS, VA

OVERVIEW

9116 Center Street is a two-story office building constructed in 1918 and renovated in 1985, and consists of approximately 6,290 square feet on two floors.

DESCRIPTION

Total of 15 offices plus reception area, kitchenette & 3 half baths. The first floor enters to a reception area. Several offices line the hallway to the right of the entryway, including two large windowed offices and a conference room. The kitchenette and one of the bathrooms are along the hallway. There are three additional offices in the rear of the building, and a second staircase to four more offices. The main staircase at the front entry leads to the second floor office suite consisting of a reception area and five large offices, one of which is used as a conference room.

HVAC is gas and central air conditioning. Electrical is to City of Manassas code and modern. Owner occupies 5 large second story offices; will stay on as tenant or vacate/purchaser's preference

ZONING

Zoning is B-3 City Center Commercial. Permitted usages include, among others, banks, offices, services, retail sales, and restaurants.

LOCATION

Ideally located in the center of vibrant Old Town Manassas within walking distance of the VRE.

Restaurants, specialty shops, arts and antique stores, and service companies as well as many businesses occupy the Old Town area. There are numerous organizations dedicated to promoting economic growth and strength in the city. Recently Historic Manassas, Inc. was presented with a Virginia Main Street Milestone Achievement Award for 35,000 volunteer hours contributed to date toward downtown revitalization. The Old Town Business Association is a group of businesses and associations dedicated toward fostering business growth and participating in the remarkable rejuvenation of our Old Town.

FINANCING

Call for a list of lenders who can offer competitive loan programs for this project and provide financing information. Lenders are provided for informational purposes only for potential purchasers, and are no guarantee of financing. Purchasers should perform their own due diligence regarding financing options.



INCOME & EXPENSE

9116 CENTER STREET, MANASSAS, VA

TOTAL RENT **\$8,075.00 per month / \$96,900.00 per year**
Fully leased @ \$10,025.00/month / \$120,300.00/year

EXPENSES

2007 property taxes	\$ 6,792.00/year
Estimated utilities	\$ 5,400.00/year
Insurance	\$ 1,471.00/year
Misc upkeep/repair	<u>\$ 600.00/year</u>
	\$14,263.00/year

PICTURES

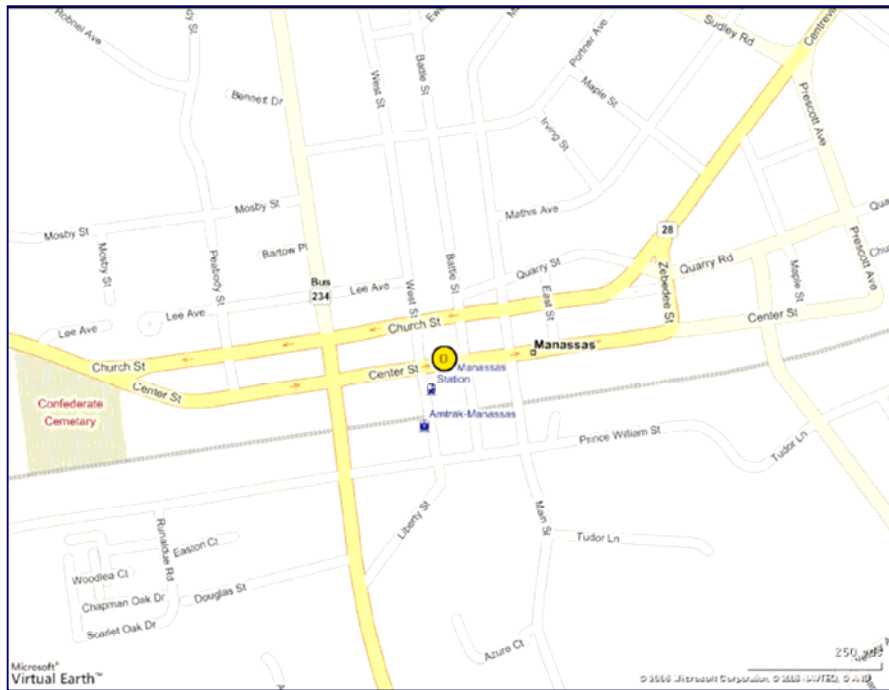
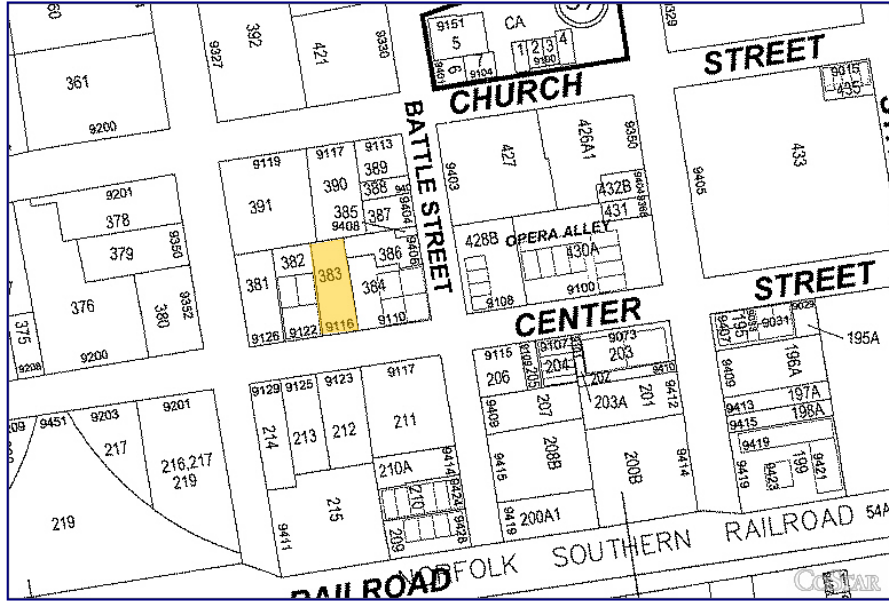


DEMOGRAPHICS
9116 CENTER STREET, MANASSAS, VA

Population:	1 mile	3 mile	5 mile
2011 Projection	18,304	91,227	152,745
2006 Estimate	17,163	81,989	133,968
2000 Census	15,763	71,850	112,951
Growth 2006-2011	6.65%	11.27%	14.02%
Growth 2000-2006	8.88%	14.11%	18.61%
2006 Population By Hispanic Origin:	6,032	22,287	31,881
2006 Population by Race:			
White	10,401	52,758	88,825
Black or African American	2,176	9,133	14,454
American Indian and Alaska Native	63	365	498
Asian	559	3,915	7,758
Native Hawaiian and Pacific Islanders	5	75	159
Other Race	3,105	11,992	16,311
Two or More Races	854	3,750	5,962
2006 Households:			
2011 Projection	6,014	29,717	51,310
2006 Estimate	5,640	26,825	45,117
2000 Census	5,195	23,617	38,080
Growth 2006-2011	6.62%	10.78%	13.73%
Growth 2000-2006	8.56%	13.58%	18.48%
Owner Occupied	3,741	19,274	32,038
Renter Occupied	1,900	7,550	13,079
2006 Avg Household Income	\$77,757	\$83,111	\$88,441
2006 Med Household Income	\$62,687	\$71,769	\$74,941
2006 Per Capita Income	\$26,290	\$27,387	\$29,928
2006 Households by Household Inc:			
Income Less than \$15,000	334	1,243	2,165
Income \$15,000 - \$24,999	408	1,360	1,978
Income \$25,000 - \$34,999	550	2,117	3,048
Income \$35,000 - \$49,999	782	3,337	5,603
Income \$50,000 - \$74,999	1,387	6,142	9,788
Income \$75,000 - \$99,999	856	5,001	8,288
Income \$100,000 - \$149,999	918	5,492	9,521
Income \$150,000 - \$249,999	284	1,704	3,788
Income \$250,000 - \$499,999	90	340	747
Income \$500,000 or more	32	88	192

PLAT & LOCATION MAP

9116 CENTER STREET, MANASSAS, VA



Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.
 Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.