

# CONDO UNITS FOR SALE

## *COBBLESTONE SQUARE*

8632-8634 CENTREVILLE ROAD  
MANASSAS, VIRGINIA 20110

[www.baileys4u.com/commercial/cobblestone](http://www.baileys4u.com/commercial/cobblestone)

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**5,000 square foot building consisting of  
4 commercial condominium units**

Opportunity for owner/occupant and investment  
B-4 zoning allows retail, medical and office usage  
Highly visible location on Centreville Road (Route 28)

Traffic Count: Over 50,000 vehicles per day

**2 Prime Units Facing Centreville Road  
Offered at \$249,900 each**

THE  
**Bailey★Team**  
REAL ESTATE

**OVERVIEW**  
**8632-8634 CENTREVILLE ROAD, MANASSAS, VA**

**OVERVIEW** A 5,000 SF commercial brick building constructed in 1988, located in strip center known as Cobblestone Square, consists of 4 individual office/retail units. Opportunity for condominium ownership in a small shopping center located on Route 28 in the City of Manassas.

**DESCRIPTION** Total of 2 individual office/medical/retail units available for sale. Each unit is self-contained with HVAC system, hot water heater and bathroom(s), plus attic storage. Building and monument signage available. Plenty of free parking. Both units are corner units and feature large front bay window in addition to side windows and glass entry doors.

*Front facing units with excellent Route 28/Centreville Road exposure:*

#8632: 1,253 gross SF, 1,170 net SF (currently vacant)

#8634: 1,253 gross SF, 1,170 net SF (leased until January 31, 2010)

**ZONING** Zoning is B-4 General Commercial District, which provides a wide array of retail, office, services and commercial uses.

Permitted usages include, among others, banks, offices, services, and retail sales; medical, dental office, wellness center and clinics; church, chapel, temple or other place of worship; educational and/or vocational training facility; private or religious school; upholstery establishment; aerobic and dance studio; printing and copying services.

**LOCATION** Ideally located on Route 28 (Centreville Road) with approximately 49 feet of road frontage, between Manassas Drive and Liberia Avenue, adjacent to the Central Library and BB&T and Wachovia banks. Features a dedicated turn lane and over 50,000 vehicles-per-day traffic count. Additional entrance and exit to and from Cobblestone Square on Mathis Avenue.

**OFFERING** Units are also offered individually for sale and for lease as follows. All leases include real estate taxes and condominium fees.

*#8632: 1,253 gross SF, 1,170 net SF*

For Sale: \$249,900 (\$199.44/SF); For Lease: \$1,950/mo (\$18.68/SF)

*#8634: 1,253 gross SF, 1,170 net SF*

For Sale: \$249,900 (\$199.44/SF) Leased until January 31, 2010@ \$1,950/mo

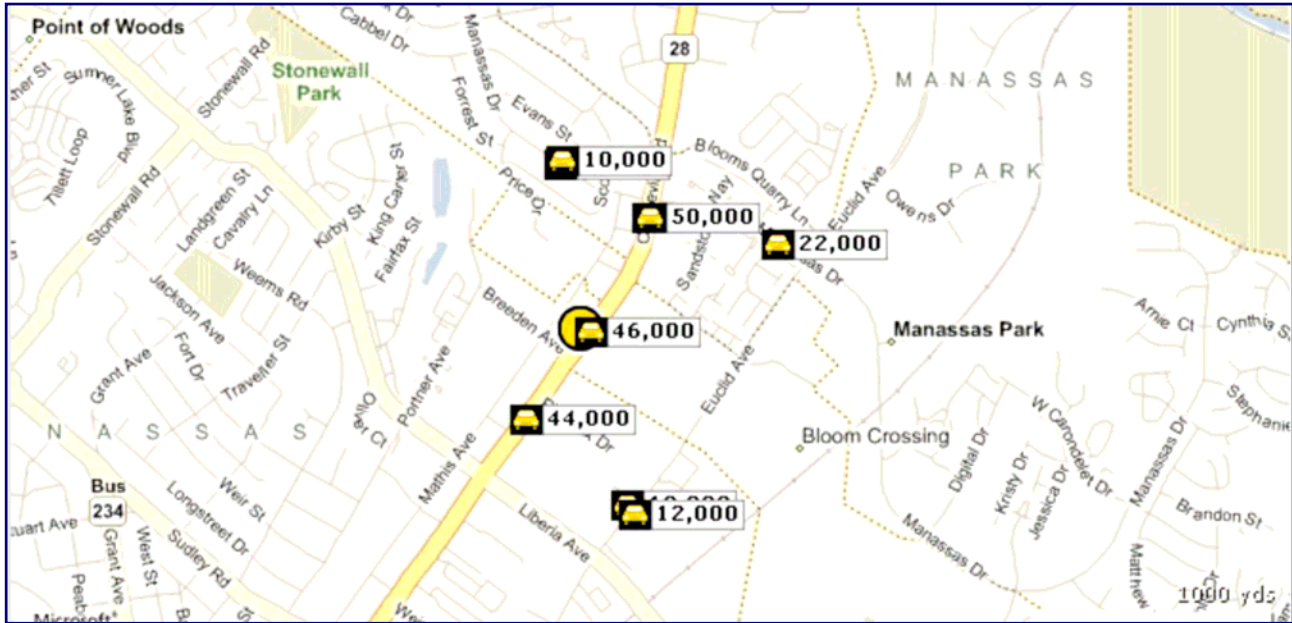
**EXPENSES**

2007 property taxes	\$ 1,770.00/year per unit
Condo fees	\$ 2,085.00/year per unit (\$521.25/quarter)

**DEMOGRAPHICS**  
**8632-8638 CENTREVILLE ROAD, MANASSAS, VA**

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2011 Projection	14,109	90,266	170,660
2006 Estimate	12,938	81,510	154,232
2000 Census	11,775	71,969	136,331
Growth 2006-2011	9.05%	10.74%	10.65%
Growth 2000-2006	9.88%	13.26%	13.13%
<b>2006 Population By Hispanic Origin:</b>	3,549	23,413	34,221
<b>2006 Population by Race:</b>			
White	8,977	51,686	99,893
Black or African American	1,261	9,149	16,574
American Indian and Alaska Native	87	365	559
Asian	407	3,830	12,722
Native Hawaiian and Pacific Islanders	4	77	155
Other Race	1,557	12,542	17,514
Two or More Races	644	3,860	6,815
<b>2006 Households:</b>			
2011 Projection	4,778	29,570	57,458
2006 Estimate	4,394	26,786	52,175
2000 Census	4,017	23,734	46,357
Growth 2006-2011	8.72%	10.39%	10.13%
Growth 2000-2006	9.41%	12.86%	12.55%
Owner Occupied	3,021	18,980	36,269
Renter Occupied	1,373	7,806	15,906
<b>2006 Avg Household Income</b>	<b>\$71,715</b>	<b>\$81,846</b>	<b>\$89,950</b>
<b>2006 Med Household Income</b>	<b>\$61,522</b>	<b>\$69,916</b>	<b>\$75,282</b>
<b>2006 Per Capita Income</b>	<b>\$24,467</b>	<b>\$27,092</b>	<b>\$30,538</b>
<b>2006 Households by Household Inc:</b>			
Income Less than \$15,000	301	1,281	2,310
Income \$15,000 - \$24,999	345	1,423	2,139
Income \$25,000 - \$34,999	369	2,229	3,397
Income \$35,000 - \$49,999	682	3,480	6,597
Income \$50,000 - \$74,999	1,086	6,252	11,537
Income \$75,000 - \$99,999	739	4,935	9,479
Income \$100,000 - \$149,999	652	5,151	10,880
Income \$150,000 - \$249,999	163	1,563	4,660
Income \$250,000 - \$499,999	49	370	921
Income \$500,000 or more	9	103	254

## LOCATION MAP AND TRAFFIC COUNTS 8632-8638 CENTREVILLE ROAD, MANASSAS, VA



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Centerville Rd	Centreville Rd	0.11 SW	46,000	2002	0.03	AADT
Centerville Rd	Centreville Rd	0.03 NE	46,000	2002	0.03	AADT
Centerville Rd	Kincheloe Dr	0.05 SW	44,000	2002	0.26	AADT
Centerville Rd	Manassas Dr	0.03 N	50,000	2002	0.31	AADT
Centerville Rd	Manassas Dr	0.04 N	50,000	2002	0.32	AADT
Manassas Dr	Price Dr	0.14 NW	10,000	2002	0.40	AADT
Manassas Dr	Evans St	0.04 SE	10,000	2002	0.41	AADT
Euclid Ave		0.00	12,000	2002	0.45	AADT
Euclid Ave	Liberia Ave	0.15 SW	12,000	2002	0.47	AADT
Manassas Dr		0.00	22,000	2002	0.52	AADT

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.