

# FOR LEASE

## MANASSAS PARK PLAZA

9111 ANDREW DRIVE  
MANASSAS PARK, VIRGINIA 20111

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

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### 1,200 SF Retail Space Available in the heart of highest growth area of Manassas Park

Opportunity to open turnkey tanning salon with minimal investment. No need to buy the business.

Landlord owns all trade fixtures, assets and inventory.

Building and monument signage.

Fully built-out space with 10 offices.

Landlord can also deliver with trade fixtures removed for other retail or general office (such as insurance/real estate) uses.

Well-located neighborhood shopping center walk to VRE and surrounded by thousands of new homes

**FOR LEASE @ just \$25/sf or \$2,500/month.**

**NNN = \$4.75/sf or \$475/month.**

**Total monthly rent of just \$2,975.00!**

THE  
**Bailey Team**  
REAL ESTATE



## OVERVIEW

Manassas Park Plaza is a neighborhood shopping center located in the highest growth area of Manassas Park. Surrounded by thousands of new homes within a short walking distance, and just two blocks from the VRE rail station. Established trade area (158,845 people) and major traffic generator (VRE: 22,222 riders per month). Average household income 1 mile radius: \$87,708; 5 mile radius: \$93,809.

## DESCRIPTION

Offers great co-tenancy in fully leased center including dance studio, nail salon, barber, dry cleaner, Subway, martial arts studio, Mini-Mart and two highly successful restaurants. Manassas Park Plaza businesses are experiencing double digit growth over last year! Adjacent to 7-11 convenience store and gas station.

## FOR LEASE

1,200 SF storefront retail space. Includes 6 rooms with tanning beds, 1 room with upright bed, washer/dryer, kitchenette, office room, break room (10 rooms in all). Sun Touch computer system. Build-out costs originally over \$65,000 plus equipment.

## USAGES

Turnkey Tanning Salon. Assets, trade fixtures and inventory available for minimal investment. Spa services such as facials and therapeutic massage may also be offered.

Landlord will also remove trade fixtures for other retail or office storefront usages, such as insurance or real estate offices.

## LOCATION

Ideally located at the intersection of Manassas Drive and signal View Drive in Manassas Park.

## TRAFFIC MANASSAS PARK PLAZA

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Signal View Dr	Linden Wood Rd	0.34 SW	7,400	2002	0.58	AADT
Manassas Dr	Euclid Ave	0.16 NW	13,000	2002	0.76	AADT
Signal Hill Rd	Linden Wood Rd	0.11 W	6,000	2002	0.89	AADT
Signal Hill Rd	Hanback Dr	1.23 SE	6,000	2002	0.90	AADT
Liberia Ave	Quarry Rd	0.12 SE	35,000	2002	0.95	AADT
Euclid Ave	Liberia Ave	0.15 SW	12,000	2002	0.98	AADT
Manassas Dr		0.00	22,000	2002	0.99	AADT
Manassas Dr	Overhill Dr	0.06 NW	22,000	2002	1.00	AADT

## DEMOGRAPHICS MANASSAS PARK PLAZA

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2013 Projection	8,046	66,269	142,356
2008 Estimate	6,663	61,647	133,202
2000 Census	4,341	54,597	119,457
Growth 2008-2013	20.76%	7.50%	6.87%
Growth 2000-2008	53.48%	12.91%	11.51%
<b>2008 Population By Hispanic Origin:</b>	1,647	18,549	32,249
<b>2008 Population by Race:</b>			
White	3,828	39,371	85,600
Black or African American	906	6,671	13,643
American Indian and Alaska Native	32	250	531
Asian	727	2,999	10,668
Native Hawaiian and Pacific Islanders	5	39	95
Other Race	795	9,185	16,647
Two or More Races	371	3,133	6,019
<b>2008 Households:</b>			
2013 Projection	2,494	21,725	47,060
2008 Estimate	2,089	20,295	44,097
2000 Census	1,380	18,036	39,660
Growth 2008-2013	19.42%	7.05%	6.72%
Growth 2000-2008	51.39%	12.52%	11.19%
Owner Occupied	1,773	14,983	32,660
Renter Occupied	315	5,311	11,437
<b>2008 Avg Household Income</b>	<b>\$110,651</b>	<b>\$90,396</b>	<b>\$101,098</b>
<b>2008 Med Household Income</b>	<b>\$100,494</b>	<b>\$74,732</b>	<b>\$84,611</b>
<b>2008 Per Capita Income</b>	<b>\$34,860</b>	<b>\$30,036</b>	<b>\$33,607</b>
<b>2008 Households by Household Inc:</b>			
Income Less than \$15,000	24	872	1,645
Income \$15,000 - \$24,999	29	964	1,576
Income \$25,000 - \$34,999	43	1,418	2,538
Income \$35,000 - \$49,999	144	2,410	4,501
Income \$50,000 - \$74,999	333	4,531	8,754
Income \$75,000 - \$99,999	462	3,666	7,893
Income \$100,000 - \$149,999	736	4,271	10,318
Income \$150,000 - \$249,999	259	1,606	5,363
Income \$250,000 - \$499,999	51	421	1,166
Income \$500,000 or more	8	136	343

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.