

# FOR LEASE

## *MANASSAS PARK PLAZA* 9107 & 9133 ANDREW DRIVE MANASSAS PARK, VIRGINIA 20111

For more information,  
or to see the property,  
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REAL ESTATE



### **Retail Space Available in the Heart of Highest Growth area of Manassas Park**

Opportunity in well located neighborhood center.

One space left:

\* ~~1,200 SF perfect for small restaurant take-out/delivery usage, as well as tax office, insurance office or other retail use~~ **LEASED!**

\* 1,600 SF end cap with permitted and approved drive-thru; curb and lane in place **STILL AVAILABLE!**

Building and monument signage

Walk to VRE and surrounded by thousands of new homes

**FOR LEASE @ \$26/SF NNN**  
**NNN = \$5.39/SF**

[www.baileys4u.com/commercial/manassasplaza9107](http://www.baileys4u.com/commercial/manassasplaza9107)

## OVERVIEW

### MANASSAS PARK PLAZA, MANASSAS PARK, VA

#### OVERVIEW

Manassas Park Plaza is a neighborhood shopping center built in 2002 and 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, tanning salon, martial arts studio, 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

**9133 Andrew Drive \* 1,600 SF retail end cap \*** with permitted and approved drive-thru. Single lane and curb in place; can accommodate one or two drive-thru windows. Excellent for bank or fast food. Previous convenience store; fixtures and refrigeration units available for similar user. \$26/SF NNN or \$3,467/month



**9107 Andrew Drive \* 1,200 SF storefront retail/restaurant space \*** also suitable for tax office, insurance office and other service office uses. Includes fully built out bathroom with upgraded tile and granite, newly revamped 5 ton A/C and stone tile floor. ~~\$26/SF NNN or \$2,600/month~~ **LEASED!**



#### LOCATION

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

## DEMOGRAPHICS MANASSAS PARK PLAZA

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>			
2014 Projection	10,334	68,385	141,095
2009 Estimate	8,659	64,518	135,122
2000 Census	4,916	55,414	120,003
Growth 2009-2014	19.30%	6.00%	4.40%
Growth 2000-2009	76.10%	16.40%	12.60%
<b>2009 Population By Hispanic Origin:</b>	1,507	13,839	24,474
<b>2009 Population by Race:</b>			
White	5,650	44,452	92,527
Black or African American	1,165	6,998	13,938
American Indian and Alaska Native	40	248	519
Asian	666	2,895	9,821
Native Hawaiian and Pacific Islanders	8	52	109
Other Race	738	6,958	12,322
Two or More Races	390	2,914	5,886
<b>2009 Households:</b>			
2014 Projection	3,333	22,479	46,411
2009 Estimate	2,815	21,230	44,444
2000 Census	1,668	18,316	39,719
Growth 2009-2014	18.40%	5.90%	4.40%
Growth 2000-2009	68.80%	15.90%	11.90%
Owner Occupied	2,252	15,406	32,653
Renter Occupied	563	5,824	11,790
<b>2009 Avg Household Income</b>	<b>\$107,126</b>	<b>\$97,117</b>	<b>\$108,649</b>
<b>2009 Med Household Income</b>	<b>\$102,870</b>	<b>\$81,127</b>	<b>\$92,059</b>
<b>2009 Per Capita Income</b>	<b>\$34,054</b>	<b>\$32,269</b>	<b>\$35,913</b>
<b>2009 Households by Household Inc:</b>			
Income Less than \$15,000	43	731	1,343
Income \$15,000 - \$24,999	56	790	1,281
Income \$25,000 - \$34,999	60	1,101	1,908
Income \$35,000 - \$49,999	220	2,306	4,126
Income \$50,000 - \$74,999	457	4,578	8,112
Income \$75,000 - \$99,999	479	3,583	7,335
Income \$100,000 - \$149,999	1,159	5,636	12,873
Income \$150,000 - \$249,999	305	1,923	5,810
Income \$250,000 - \$499,999	33	530	1,434
Income \$500,000 or more	3	53	222