

FOR LEASE

TURNKEY RESTAURANT

9108 CENTER STREET MANASSAS, VA 20110



LEASE RATE \$35 SF/YR

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$5.71/SF
Available SF:	6,730 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-428B

PROPERTY OVERVIEW

Turnkey restaurant opportunity within a prominent mixed-use building in Old Town Manassas. The space features a high-quality buildout including multiple dining areas, a full-service bar, and a commercial kitchen, with seating for approximately 230 patrons indoors plus additional outdoor patio seating. The layout supports a variety of restaurant concepts and is ideal for operators seeking a ready-to-go space in a proven location. Positioned within a fully occupied mixed-use building, the space benefits from built-in residential traffic and strong surrounding demand for dining and entertainment uses.

LOCATION OVERVIEW

Located in the historic Old Town district of Manassas, the property benefits from a prominent corner position within a walkable, high-demand downtown environment anchored by retail, restaurants, local government offices, and the Prince William County Courthouse. The area experiences strong demand for both retail and residential uses, supported by proximity to the VRE station, consistent foot traffic, and access to Rt. 28, Rt. 234, and I-66. Old Town Manassas continues to see steady investment and redevelopment.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

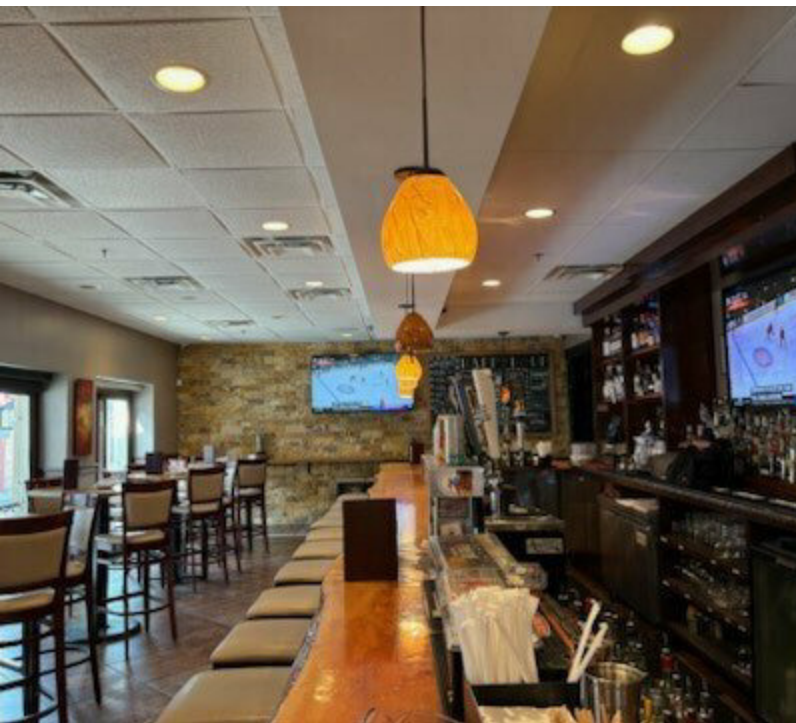
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ADDITIONAL PHOTOS



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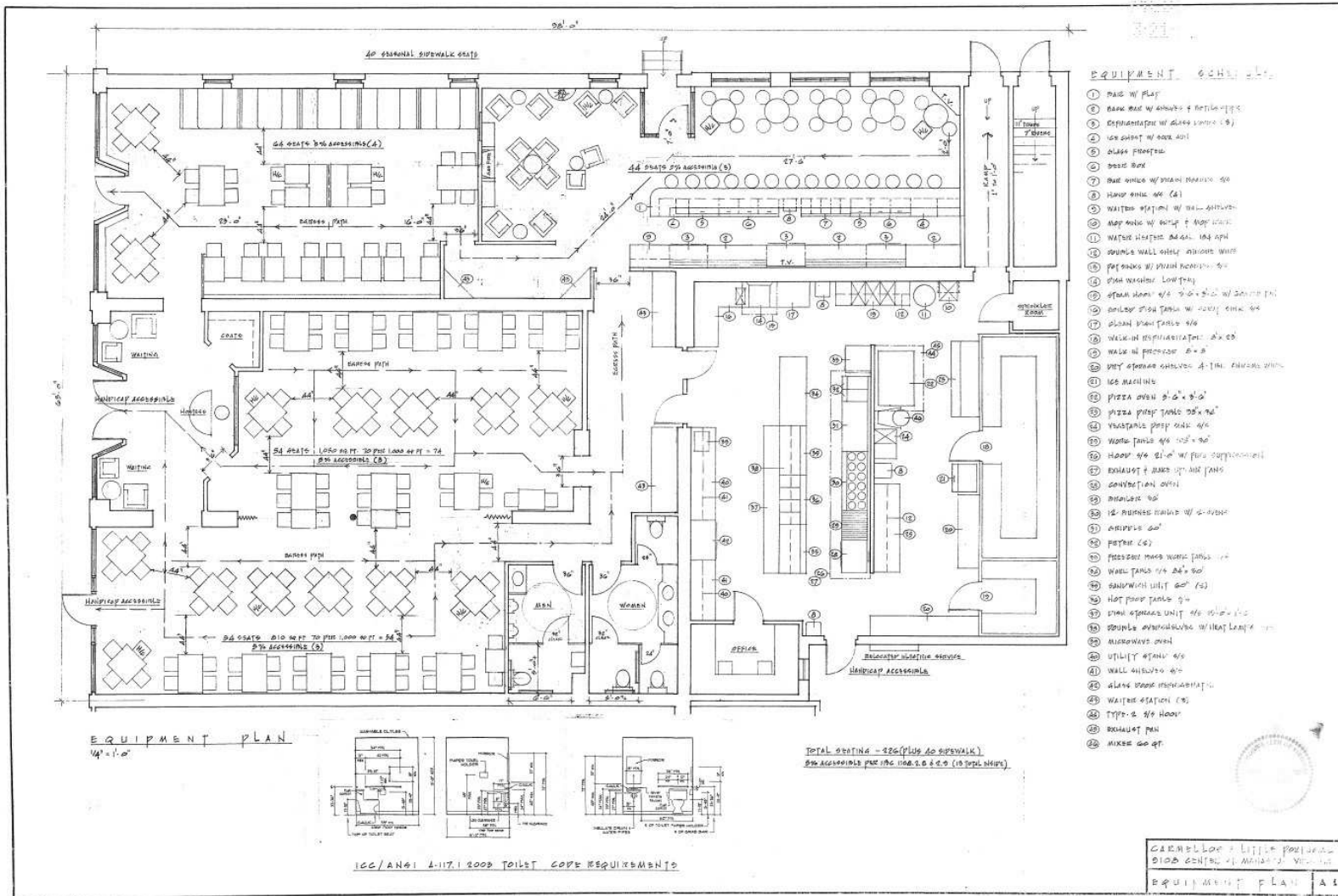
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FLOOR PLAN



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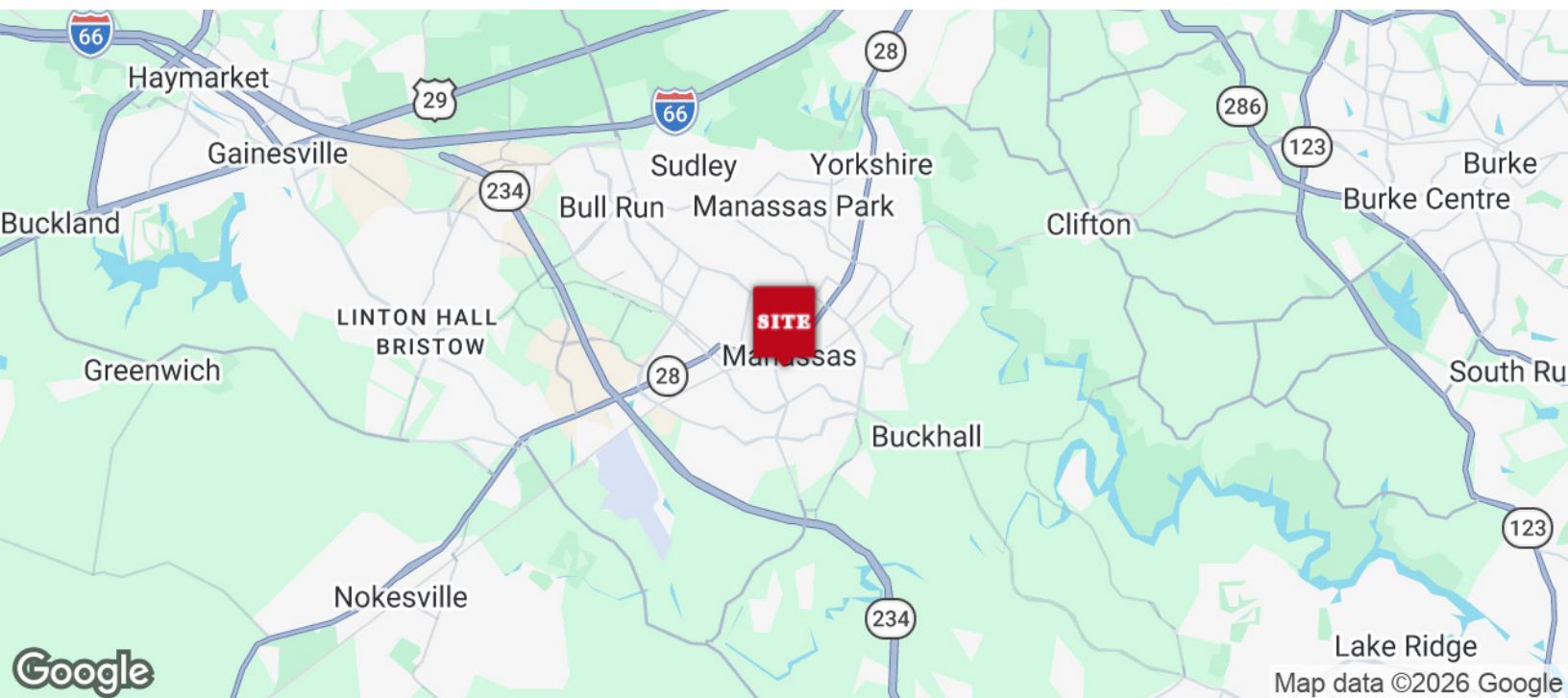
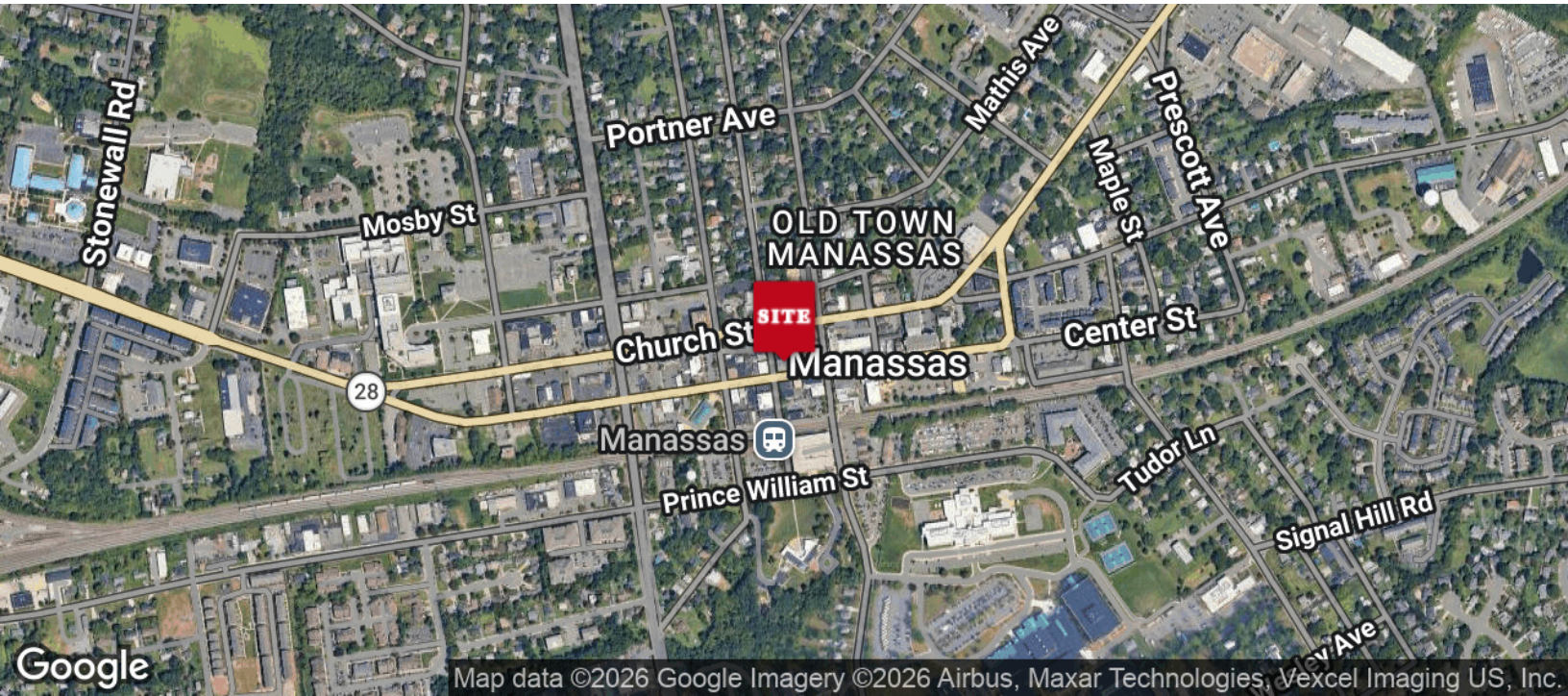
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LOCATION MAP



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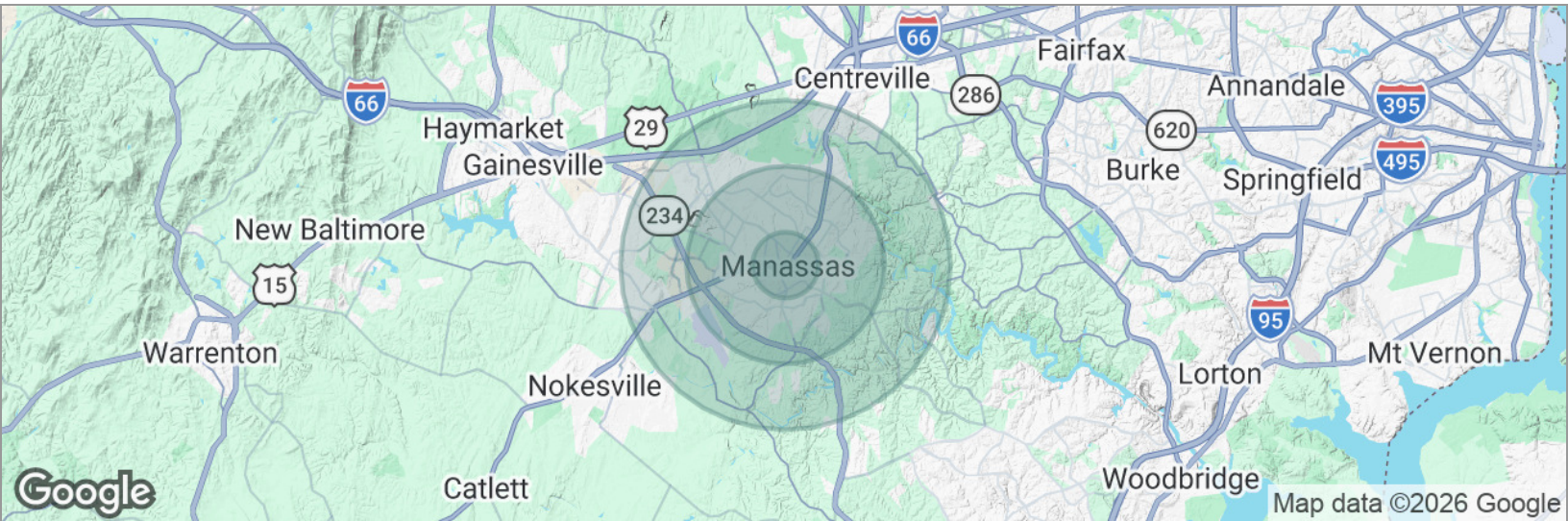
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,293	100,245	166,095
Median age	32.5	35.1	35.4
Median age (male)	31.2	34.8	34.8
Median age (Female)	34.4	34.9	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,802	30,888	52,847
# of persons per HH	3.0	3.2	3.1
Average HH income	\$129,915	\$135,294	\$144,240
Average house value	\$548,890	\$490,931	\$523,791

* Demographic data derived from 2020 ACS - US Census

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