



REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL FLEX CONDO FOR LEASE 7220 NATHAN CT., MANASSAS, VA 20109



PROPERTY OVERVIEW

Available Unit:	7220 Nathan Ct.
Available SF:	1,700 - 3,400
Lease Price:	\$17.00/SF + \$4.35 NNN
Zoning:	B-1 (General Business)
Drive-In:	One bay door 10' x 14'
Ceiling Height:	17'

AREA HIGHLIGHTS

This retail flex unit is conveniently located just off Business 234 and I-66. Located within the Build America 8 complex, this is a prime commercial space for a diverse range of businesses that require warehouse space. The B-1 zoning accommodates various business types. Ample parking for customers and staff. Close proximity to Home Depot, Harbor Freight, The Tile Shop and an abundance of national and premier retailers.

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker
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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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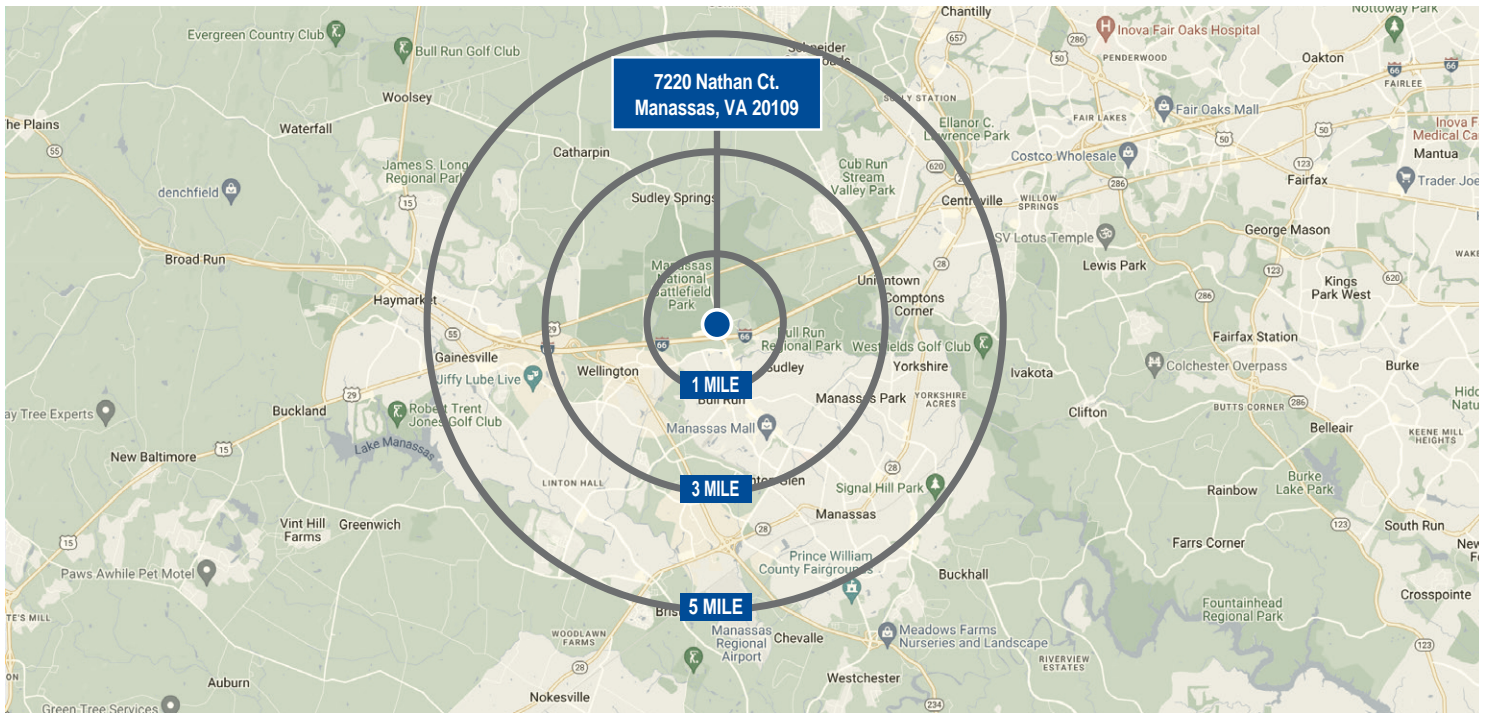


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DEMOGRAPHICS



<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	12,533	54,089	175,486
Households	4,194	17,542	55,848
Avg HH Income	\$85,605	\$108,289	\$133,082
Median Home Value	\$318,568	\$361,526	\$432,703

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