

# Fairview Square

9834 LIBERIA AVE MANASSAS, VA 20110



*RETAIL SUBLEASE OPPORTUNITY | LIBERIA AVE CORRIDOR | MANASSAS, VA*

*Presented By:*

**BEN MARKS**

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Retail Sublease Opportunity | Liberia Ave Corridor | Manassas, VA

## FAIRVIEW SQUARE

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### PROPERTY DESCRIPTION

This offering presents a sublease opportunity for a well-located retail space currently occupied by a national appliance retailer. The existing buildout features primarily open retail space with a small office area, providing flexibility for a wide range of retail or showroom users.

### PROPERTY HIGHLIGHTS

- Lease Term Expires May 2029
- Open floor plan
- Front and rear loading
- 80 surface parking
- Perfect for showroom or traditional retail user

### OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (Full Service + UTL)
Available SF:	1,600 SF
Surface Parking:	80
Building Size:	31,371 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	897	4,093
Total Population	568	2,662	11,372
Average HH Income	\$159,854	\$147,639	\$132,325

CapStar Commercial Realty  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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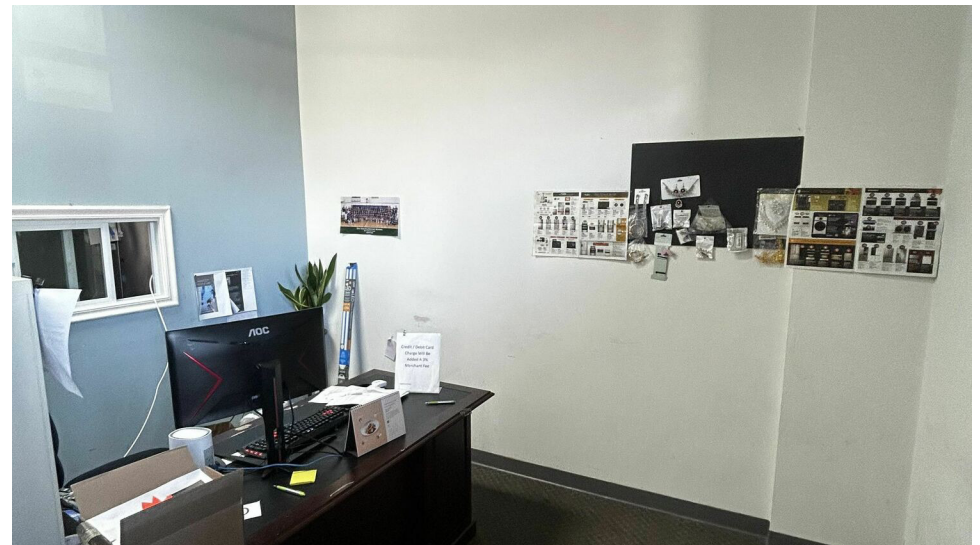
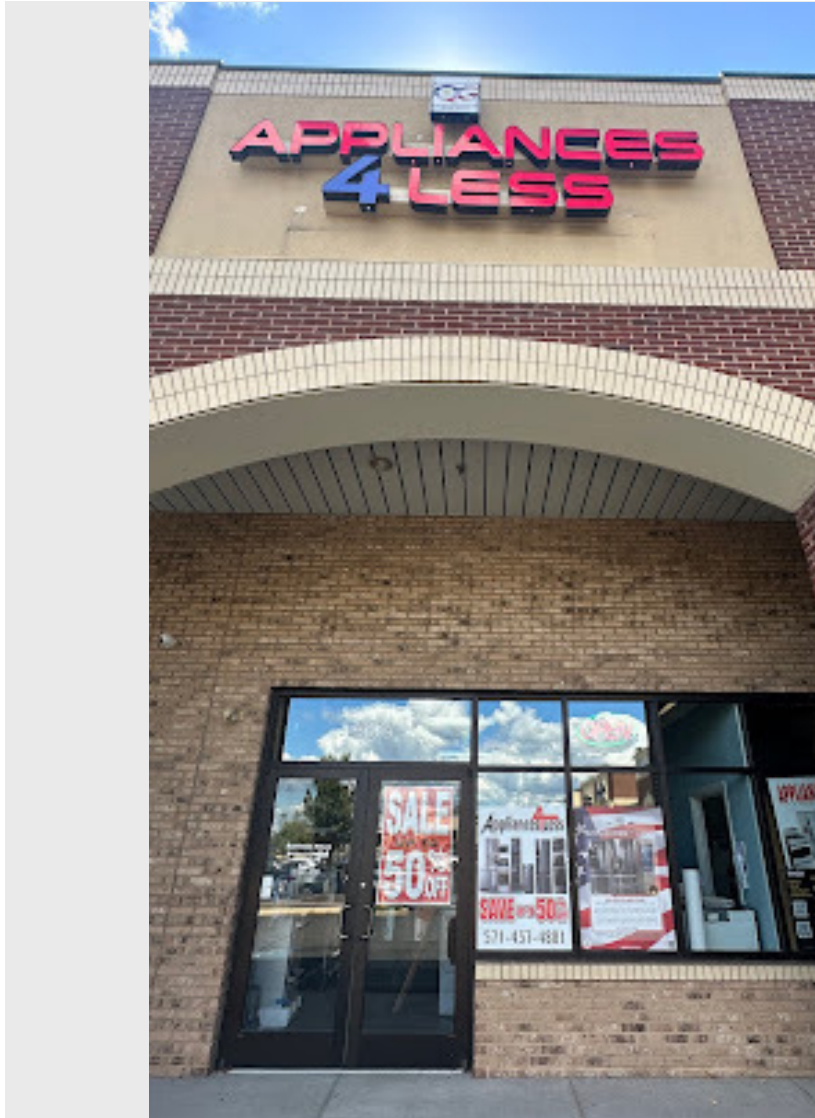
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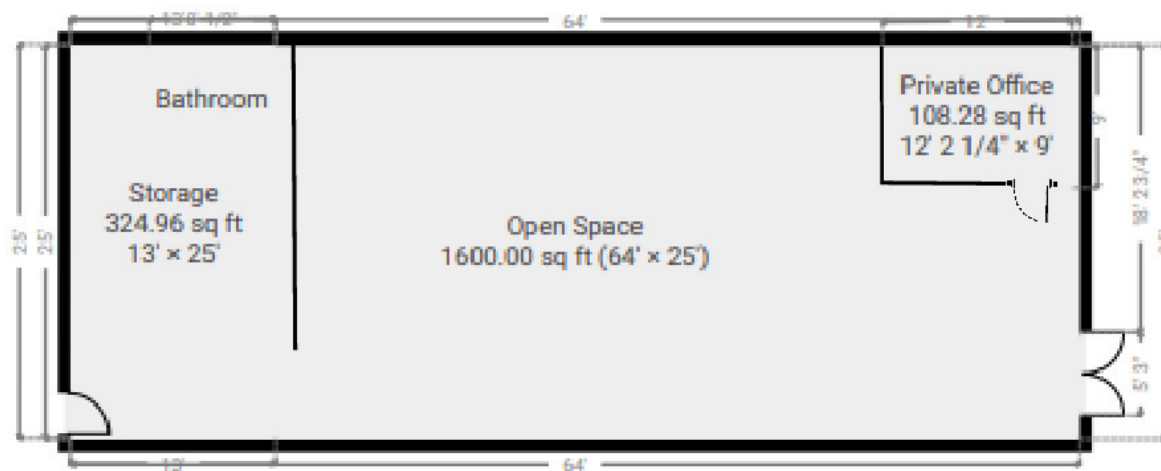
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TOTAL AREA: 1,772.23 sq ft LIVING AREA: 1,772.23 sq ft



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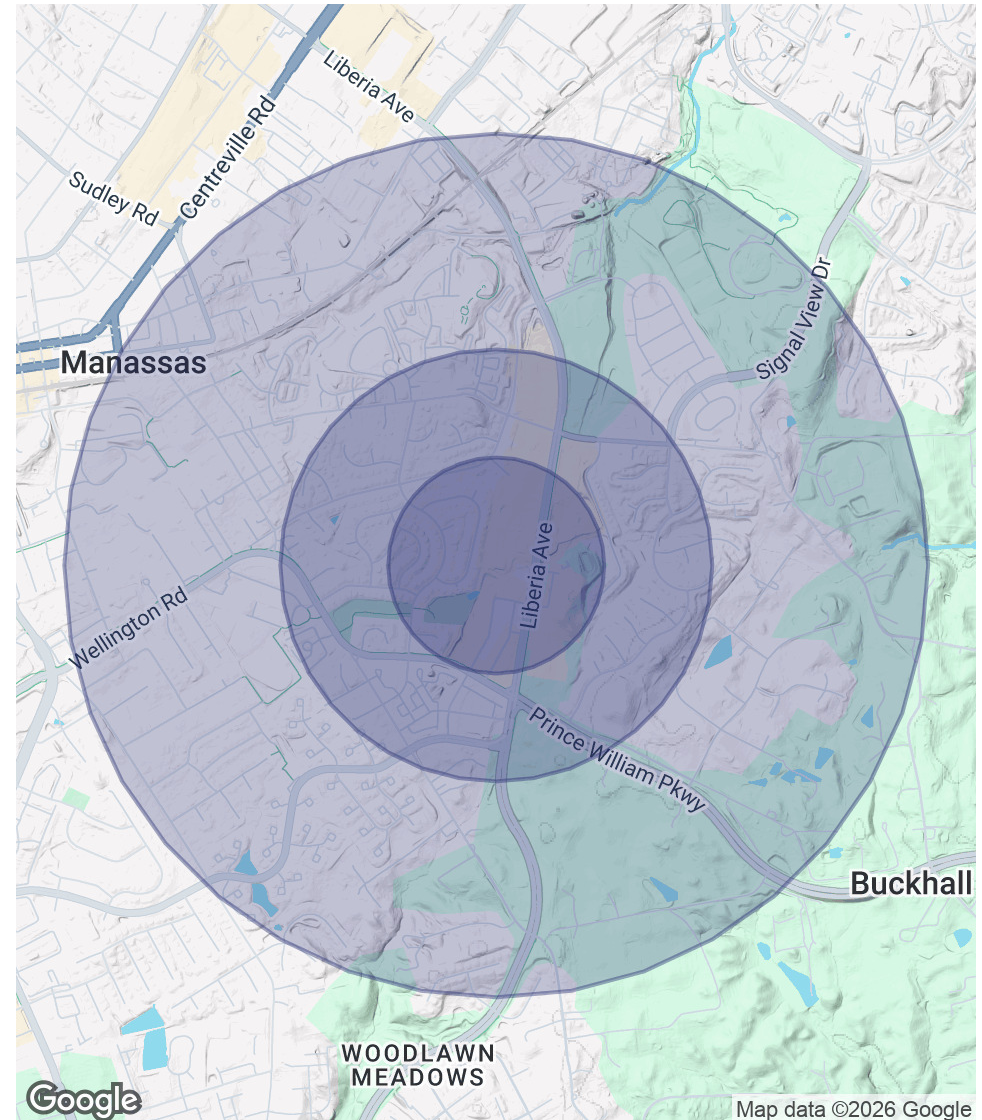
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	568	2,662	11,372
Average Age	48.6	41.7	36.3
Average Age (Male)	48.5	41.3	35.7
Average Age (Female)	44.0	39.3	35.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	188	897	4,093
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$159,854	\$147,639	\$132,325
Average House Value	\$601,264	\$529,071	\$465,944

2023 American Community Survey (ACS)



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