

OFFICE/RETAIL SPACE FOR LEASE IN MANASSAS

9028 Prince William St, D
Manassas, VA 20110



This highly visible 1,109 sq. ft. commercial condo features a versatile layout, making it perfect for professional services, medical practices, wellness professionals, or a boutique retail business. Zoned B4 (General Commercial), the property offers high visibility to both pedestrian and automobile traffic. Tenants will benefit from an on-site surface parking lot for clients, complemented by adjacent street parking and the nearby Prince William Street Parking Lot. Located steps away from City Hall, the Prince William County Courthouse, local restaurants, and the Manassas VRE Station, this unit offers an unbeatable, walkable location for your business. Available August 1, 2026.

Lease Rate: \$1,975.00 Plus Utilities

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 80 years and five generations of experience



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

OLD TOWN CENTER PHASE I

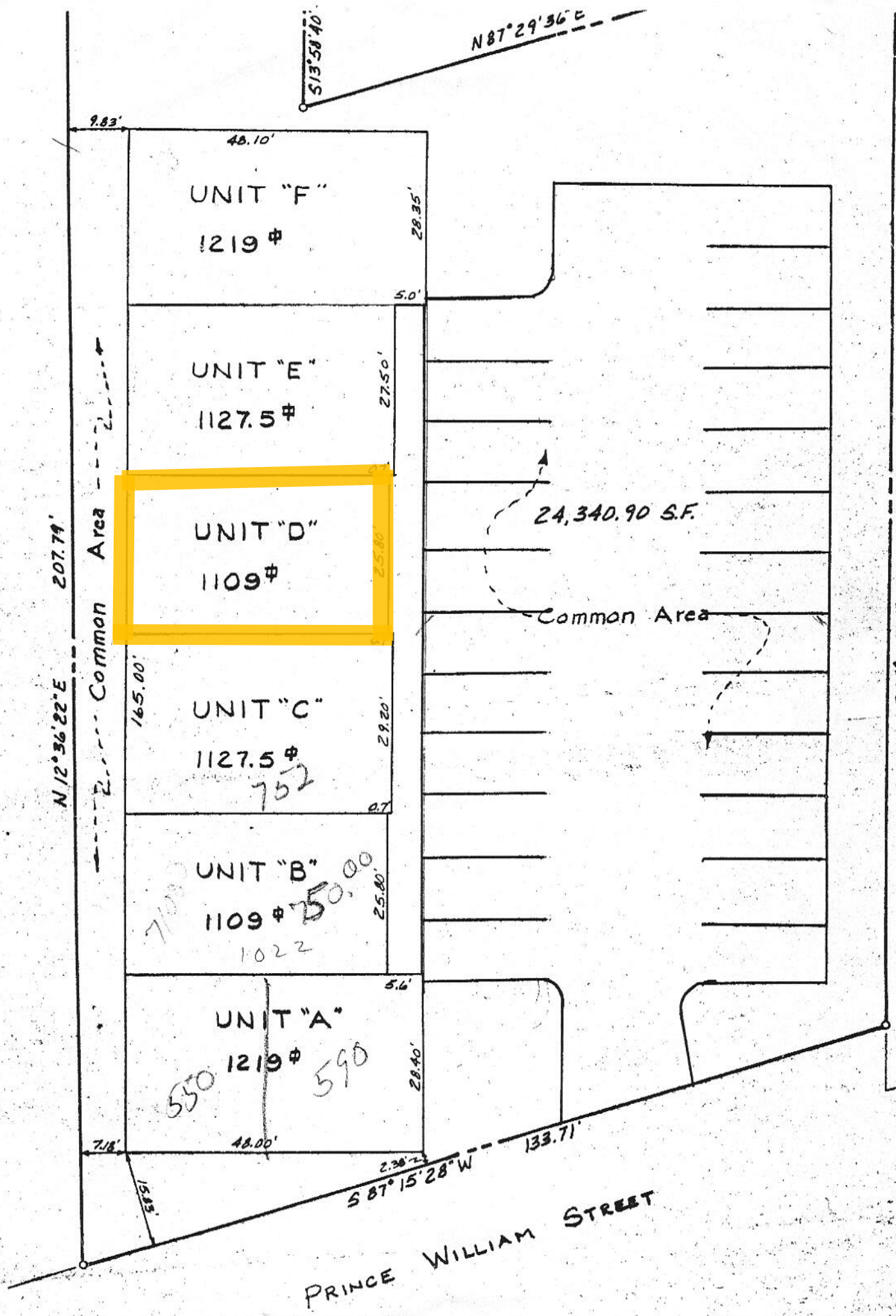




TABLE 2

"P"= Permitted By-Right "S"= Special Use Permit is Required

Use Type	Zoning Districts									Additional Requirements
	Non-Residential & Mixed Use Districts									
	I-A	B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	
Educational Facility, Primary or Secondary	S		S	S	S	S	S	S		
Hospital					S	S	S			
Medical Care Facility		S	S	S	S	S	S			
Nursing Home				S	S					
Parks and Open Space	P	P	P	P	P	P	P	P	P	
Public Dancehall							S	S		Ch. 14
Public Facility	P	P	P	P	P	P	P	P	P	
Public Utility	P	P	P	P	P	P	P	P	P	
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater)								P		Sec. 130-103
Shelter, Residential							S	S		
COMMERCIAL										
Agriculture and Silviculture										
Airport or Aviation Facility	P							P		
Antique Shop		P	P	P	P		P			
Bed and Breakfast			P	S	S					Sec. 130-91
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)		P	P	P	P		P			
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)		S	S	S	P		P	P	P	
Business Support Service	P	P	P	P	P	P	P	P	P	
Car Wash		S			S		S	S		
Catering Facility	P	P	P	P	P		P	P		
Construction Material Sales							P	P		Sec. 130-61
Consumer Repair or Contractor/Tradesperson Services		P	S	S	S		P	P	P	
Craft Shop		P	P	P	P		P	P		Sec. 130-61
Crematory		S	S	S	S	S	S	S	S	
Financial Institution		P	P	P	P	P	P	P		
Fueling Station (8 or fewer fuel pumps)	S	S			S		S	S	S	
Fueling Station (9 or more fuel pumps)	S				S		S	S	S	
Garden Center							P	P		Sec. 130-61

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	I-A	B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	
Heliport	P				S		S	S		
Hotel	S		P	P	P		P			
Kennel					S		S	S		Sec. 130-97
Liquor Store							P			Sec. 130-94
Mini-Warehouse or Self-Storage								P	P	
Motor Vehicle Parts/Supply Establishment							P	P	P	
Motor Vehicle Service							S	S	P	Sec. 130-100
Motor Vehicle Sales and Rental	S						S	S	P	Sec. 130-99
Office, General	P	P	P	P	P	P	P	P		
Office, Medical		P	P	P	P	P	P			
Parking Structure, Multilevel	P		P	P	P	P	P	P	P	
Personal Improvement Service	P	P	P	P	P	P	P	P		
Professional Personal Service	P	P	P	P	P	P	P			
Restaurant	P	P	P	P	P		P			
Retail Sales	P	P	P	P	P	P	P			
Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)								P	P	Sec. 130-103
Short-Term Loan Establishment							P			Sec. 130-94
Specialty Food Shop	P	P	P	P	P	P	P	P		
Tattoo Parlor and/or Body Piercing Salon							P			
Veterinary Hospital		P	P	P	P		P	S		
INDUSTRIAL										
Heavy Equipment Sales and Rental								S	P	Sec. 130-99
Laboratory	P					P		P	P	
Laundry, Commercial								P	P	
Manufacturing, Heavy									S	
Manufacturing, Light	P							P	P	
Motor Vehicle Repair								S	P	Sec. 130-100
Research and Development	P					P		P	P	

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	I-A	B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	
Storage Yard/Facility/Chemical Storage/Tank Farm (Hazardous Materials)	S							S	S	
Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)									P	
Truck Terminal									P	
Warehousing and Distribution	P							P	P	
Wholesale Trade	P							P	P	
ACCESSORY										
Accessory Uses	P	P	P	P	P	P	P	P	P	<u>Sec. 130-57</u>
Amateur Radio Tower			P	P	P					<u>Sec. 130-57</u>
Caretaker Quarters							P	P	P	
Family Day Home			P	P	P					<u>Sec. 130-93</u>
Family Health Care Structure, Temporary			P	P	P					<u>Sec. 130-104</u>
Home Business			S	S	S					<u>Sec. 130-95</u>
Home Occupation			P	P	P					<u>Sec. 130-96</u>
Temporary Use (Outdoor Events)	P	P	P	P	P	P	P	P	P	<u>Sec. 130-104</u> <u>Ch. 14</u>
Temporary Use (Outdoor Sales)	P	P	P	P	P	P	P	P	P	<u>Sec. 130-104</u>
Yard Sale, Residential			P	P	P					<u>Sec. 130-101</u>