



9244 Center St, Manassas, VA 20110
(703) 368-7355

Patrick Cloud
Price \$30 SF/YR 1,600 sqft
(703) 606-9907

Bealeton Village Center
6396 Bealeton Village Center
Bealeton, VA 22712

www.EXITRealtyProsva.com
Independently Owned and Operated



DESCRIPTION

CURRENTLY BUILT OUT AS RETAIL
TOTAL SQUARE FOOTAGE 1600

Heavy Foot Traffic
Great Location
Plenty of Parking
Excellent Visibility



C-3 Zoning Uses

- Computer and network services
- Office
- Medical or dental office and clinic
- Craft brewery
- Cafeteria/lunchroom/snack bar/automat
- Commercial artist or photographer's studio
- Restaurant
- Theater
- Veterinary hospital
- Recording studio
- Pet store, in accordance with the provisions
- Place of religious worship or assembly
- Radio or TV broadcasting station
- Trade, conference or convention center
- Tailor, seamstress shop
- Retail store, less than 80,000 sq ft



YOUR SIGN HERE

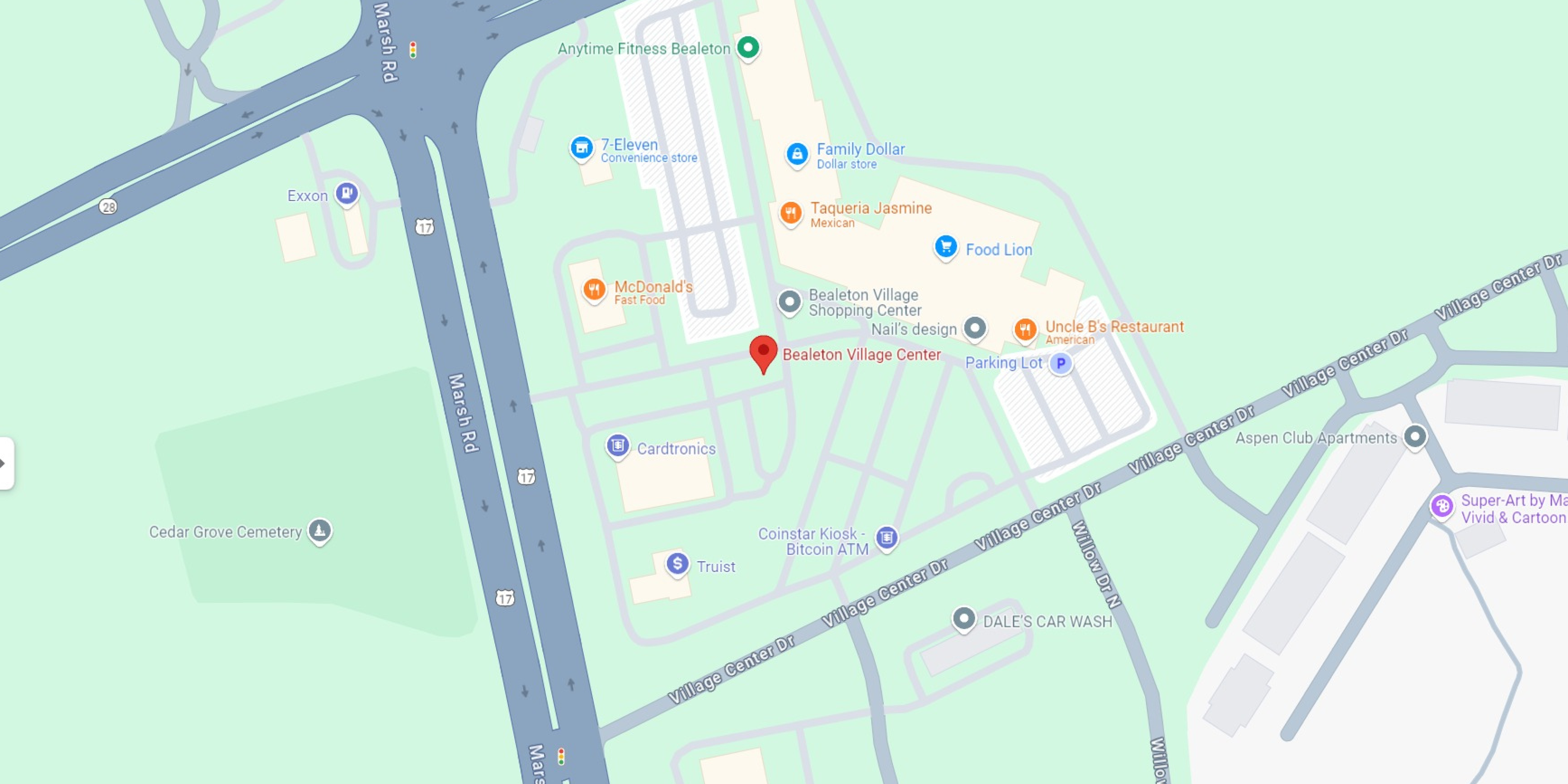
Great Display Window

Great Location

Heavy Foot Traffic

Plenty of Parking





Anytime Fitness Bealeton

7-Eleven
Convenience store

Family Dollar
Dollar store

Taqueria Jasmine
Mexican

Food Lion

McDonald's
Fast Food

Bealeton Village
Shopping Center

Nail's design

Bealeton Village Center

Uncle B's Restaurant
American

Parking Lot

Cardtronics

Coinstar Kiosk -
Bitcoin ATM

Truist

DALE'S CAR WASH

Aspen Club Apartments

Super-Art by Ma
Vivid & Cartoon

Cedar Grove Cemetery

Exxon

Marsh Rd

17

28

Marsh Rd

17

Marsh Rd

Village Center Dr

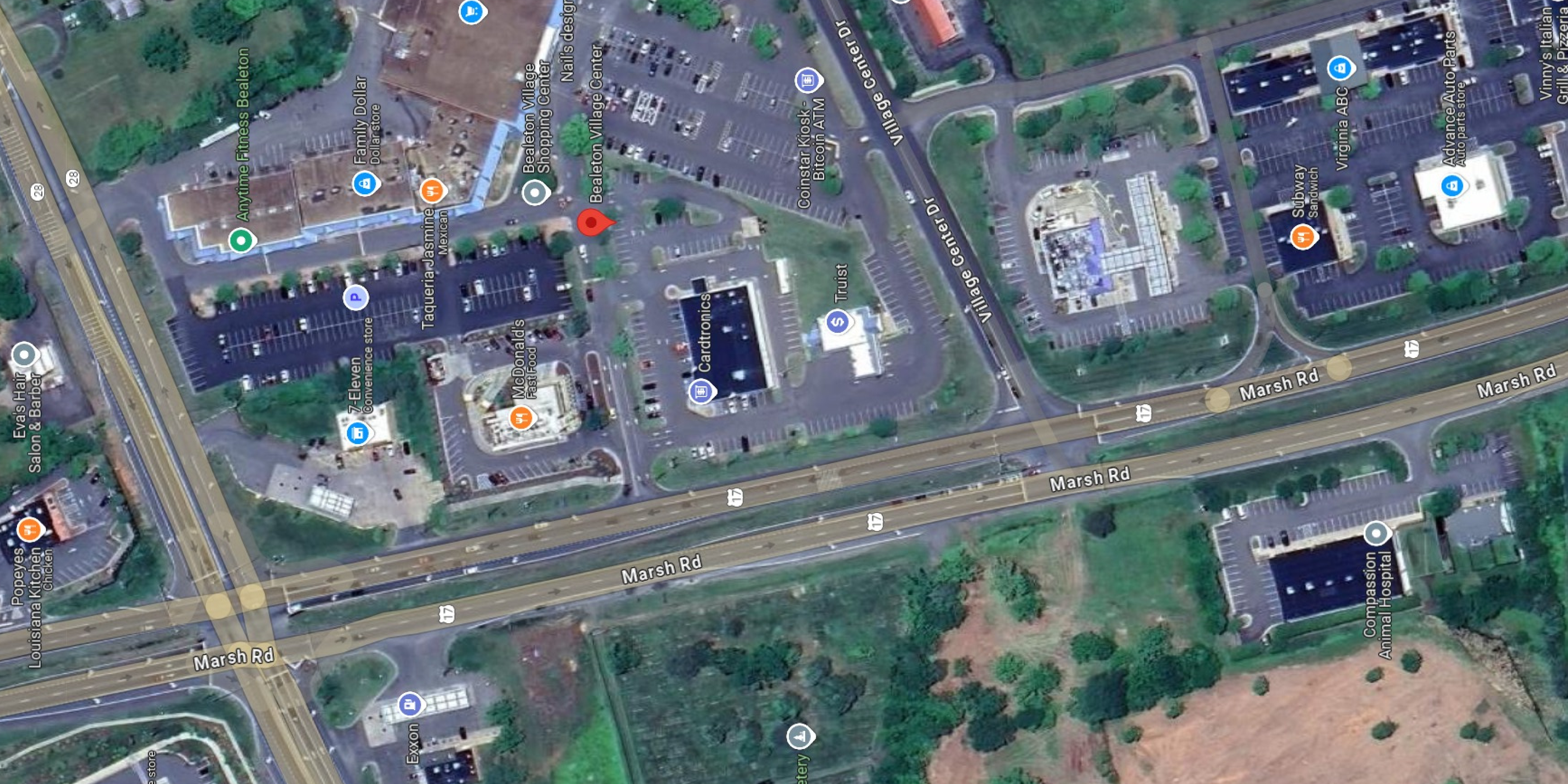
Village Center Dr

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Eva's Hair
Salon & Barber

Popeyes
Louisiana Kitchen
Chicken

Marsh Rd

Anytime Fitness Bealeton

7-Eleven
Convenience store

P

Family Dollar
Dollar store

Exxon

Taqueria Jasmine
Mexican

McDonald's
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Bealeton Village
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Truist

Coinstar Kiosk -
Bitcoin ATM

Village Center Dr

Marsh Rd

Marsh Rd

Compassion
Animal Hospital

Virginia ABC

Subway
Sandwich

Advance Auto Parts
Auto parts store

Vinny's Italian
Grill & Pizzeria



Your Sign Here

WE ARE MOVING SOON NEXT TO
FAMILY DOLLAR - UNIT 6382 →

• HOOKAH
• FINE CIGARS
• DISPOSABLES

Union Digital
Marketing

Monterroso Improvement

Aftermarket DPF

Bealeton Rd

King Nobel Ln

Olivera Ave

Kira Ct

Station Dr

Station Dr

Bealeton Library

Willow Pl

Station Dr

Virginia National
Bank: Bealeton

Food Lion

Grioli's Italian
Grill & Pizzeria

Little Caesars Pizza

Bealeton Village Center

Dairy Queen Grill & Chill

Cedar

ess Bealeton

Walgreens

xon

Commercial Shopping Center (C-3) commercial zone is intended for retail commercial uses.

Permitted Uses: •All uses permitted in C3 zones* SEE C3 Uses Below*****

- **Amusement or recreation centers.**
- **Automobile repair shops.**
- **Bakeries.**
- **Bottling works.**
- **Builder supply yards, lumberyards.**
- **Cabinet and carpenter shops.**
- **Cleaning and dyeing establishments.**
- **Commercial or wholesale businesses not of an industrial or manufacturing nature.**
- **Dairy processing and distribution plants.**
- **Frozen food locker plants.**
- **Gasoline service stations.**
- **Handicraft products manufacturing centers.**
- **Ice and cold storage plants.**
- **Laundries.**
- **Plumbing shops.**
- **Printing shops and publishing houses.**
- **Restricted retail business not of a commercial, industrial or manufacturing nature.**
- **Roofing shops.**
- **Storage warehouses, storage facilities for oil, gasoline and petroleum products, but not including bulk plants and storage areas.**
- **Theaters.**
- **Upholstery shops.**
- **Used car lots and used machinery lots.**
- **Other uses deemed similar to the uses above may be considered.**
- **C. Special Uses: The commission may, after notice and public hearing, recommend to the board, and the board may permit the following uses. The board shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:**

Commercial ShoppingCenter (C-3) designed for large shopping center needs as they relate to a trade area and its interrelationship with the planned growth areas. Site access, availability of public utilities, and internal pedestrian movements are also considerations in area designation.

Permitted Uses:

- Business or Professional Office**
- Retail shopping center**
- Convenience store**
- Veterinary Clinic**
- Farm supply establishment**
- **Restaurant**
- **Bank**
- **Bakery**
- Appliance, Radio, and Television Repair Shop**
- Barber shop**
- Beauty Parlor**
- Bowling Alley**
- **Dancehall**
- Health Club and Gymnasiums**
- Job Printing**
- Key Making**
- Pet Shop**
- Shoe Repair**
- Tailor**
- Skating Rink**
- Tool Rentals**
- Service Station**



YOUR SIGN HERE