



COMMERCIAL REAL ESTATE
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RETAIL PROPERTY FOR LEASE

Street Retail In Old Town Manassas For Lease

9414 BATTLE STREET, MANASSAS, VA 20110

EXECUTIVE SUMMARY

Street Retail In Old Town Manassas For Lease 9414 Battle Street, Manassas, VA 20110



OFFERING SUMMARY

Available SF:	3,700 SF
Lease Rate:	\$35 SF/yr (NNN)
Year Built:	2025
Building Size:	3,700
Estimated NNN's	\$5 per sq/ft
Submarket:	Old Town Manassas

PROPERTY OVERVIEW

Highly visible street-level retail opportunity offering exceptional accessibility and flexibility for a wide range of users. The space is well-suited for retail, restaurant, medical, spa, wellness, personal service, and other commercial uses permitted by zoning. Featuring convenient customer access, strong storefront presence, and adaptable floor plans, this location provides an ideal setting for businesses seeking exposure and functionality. Positioned to serve both local residents and area businesses, the property offers a prime opportunity to establish or expand your operation in a dynamic commercial environment.

PROPERTY HIGHLIGHTS

- Prime street-level retail space with excellent visibility and convenient customer access.
- Flexible zoning accommodates a variety of uses including restaurant, medical, spa, wellness, retail, and personal service businesses.
- Strong storefront presence and adaptable floor plans designed to support diverse operational needs.
- Strategically positioned to serve both local residents and surrounding businesses in a thriving commercial environment.

KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

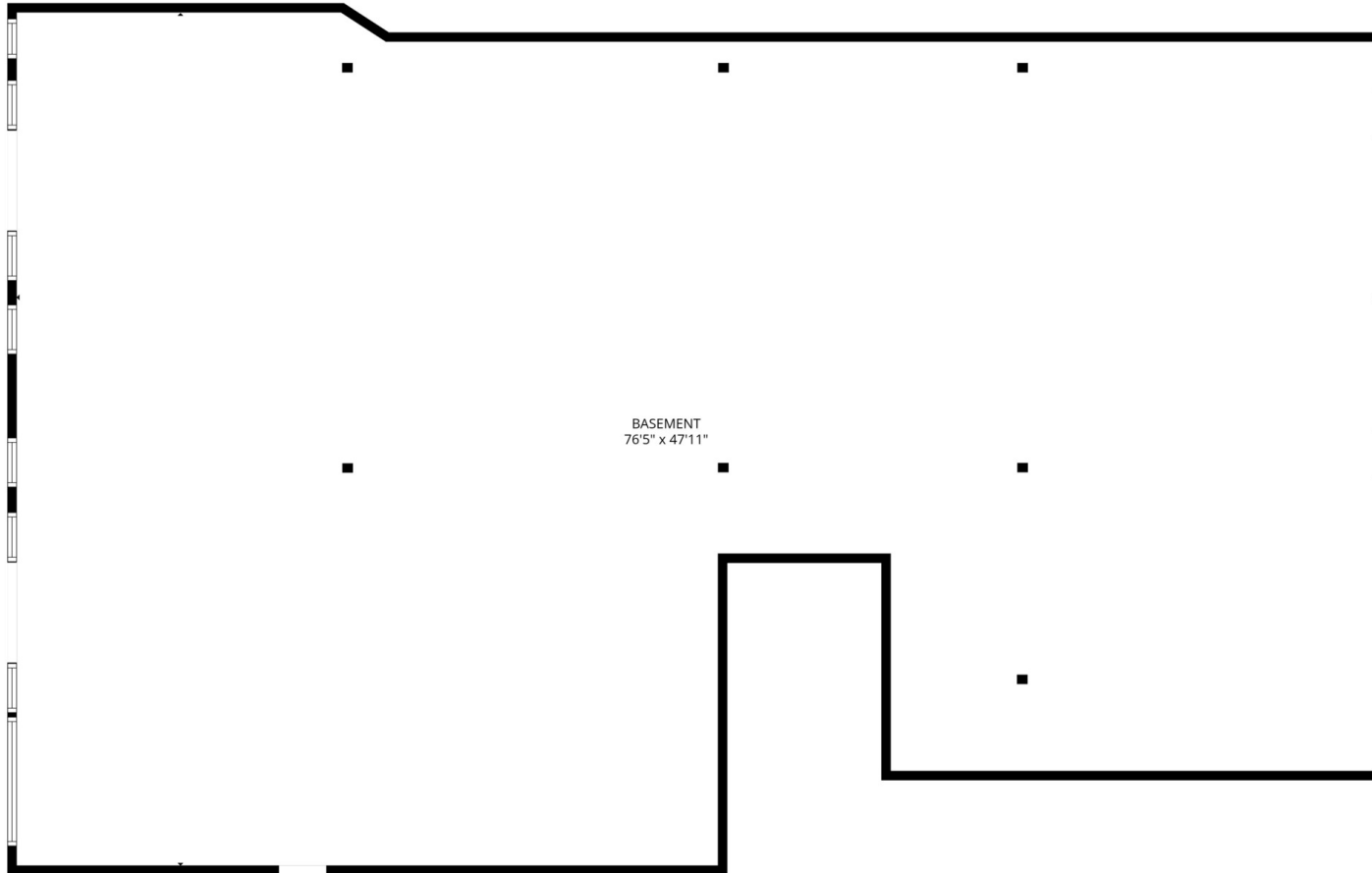
kayvan@svndc.com

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10530 Warwick Avenue Fairfax, VA 22030

FLOOR PLANS

Street Retail In Old Town Manassas For Lease 9414 Battle Street, Manassas, VA 20110



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADDITIONAL PHOTOS

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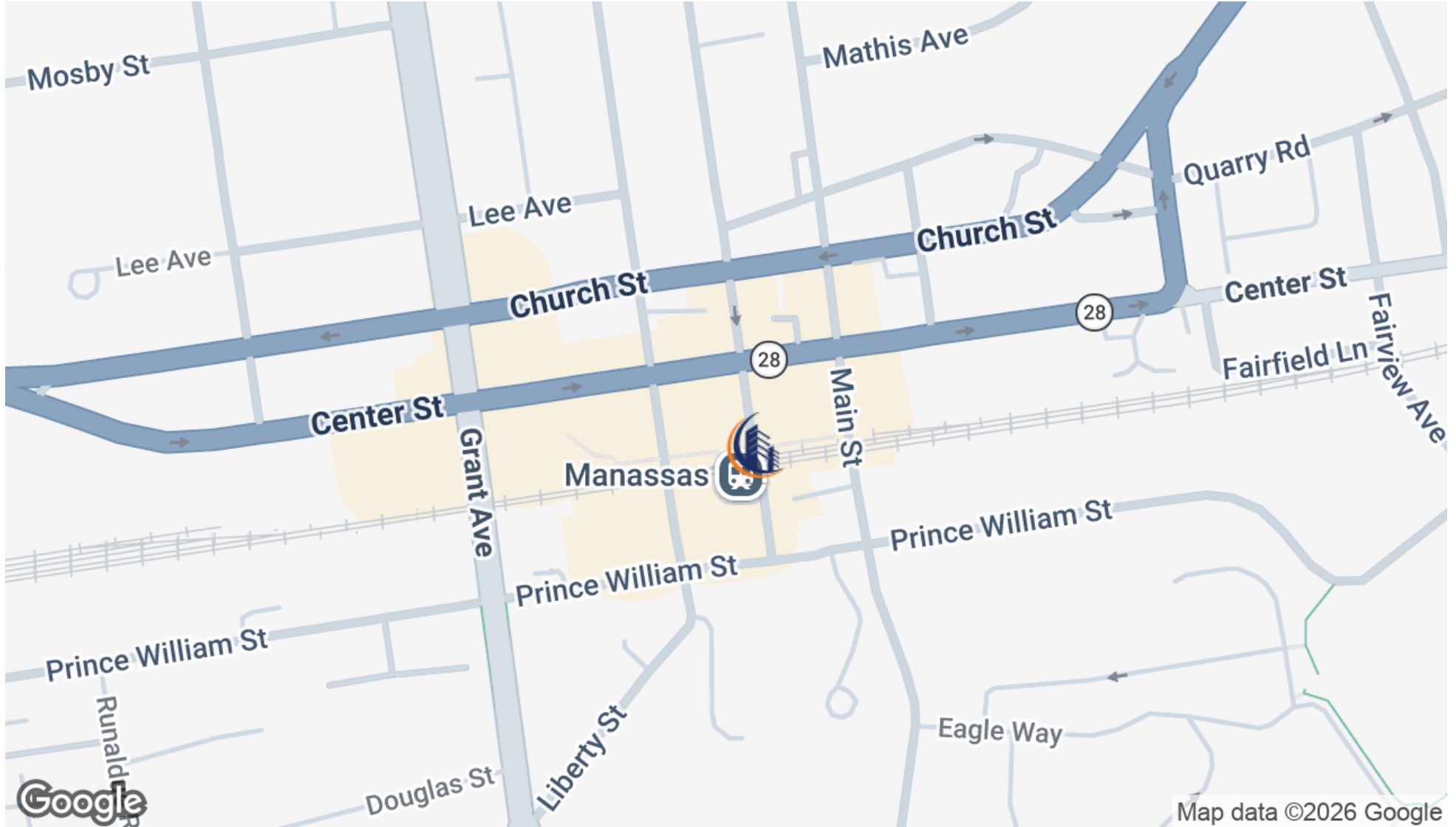
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LOCATION MAP

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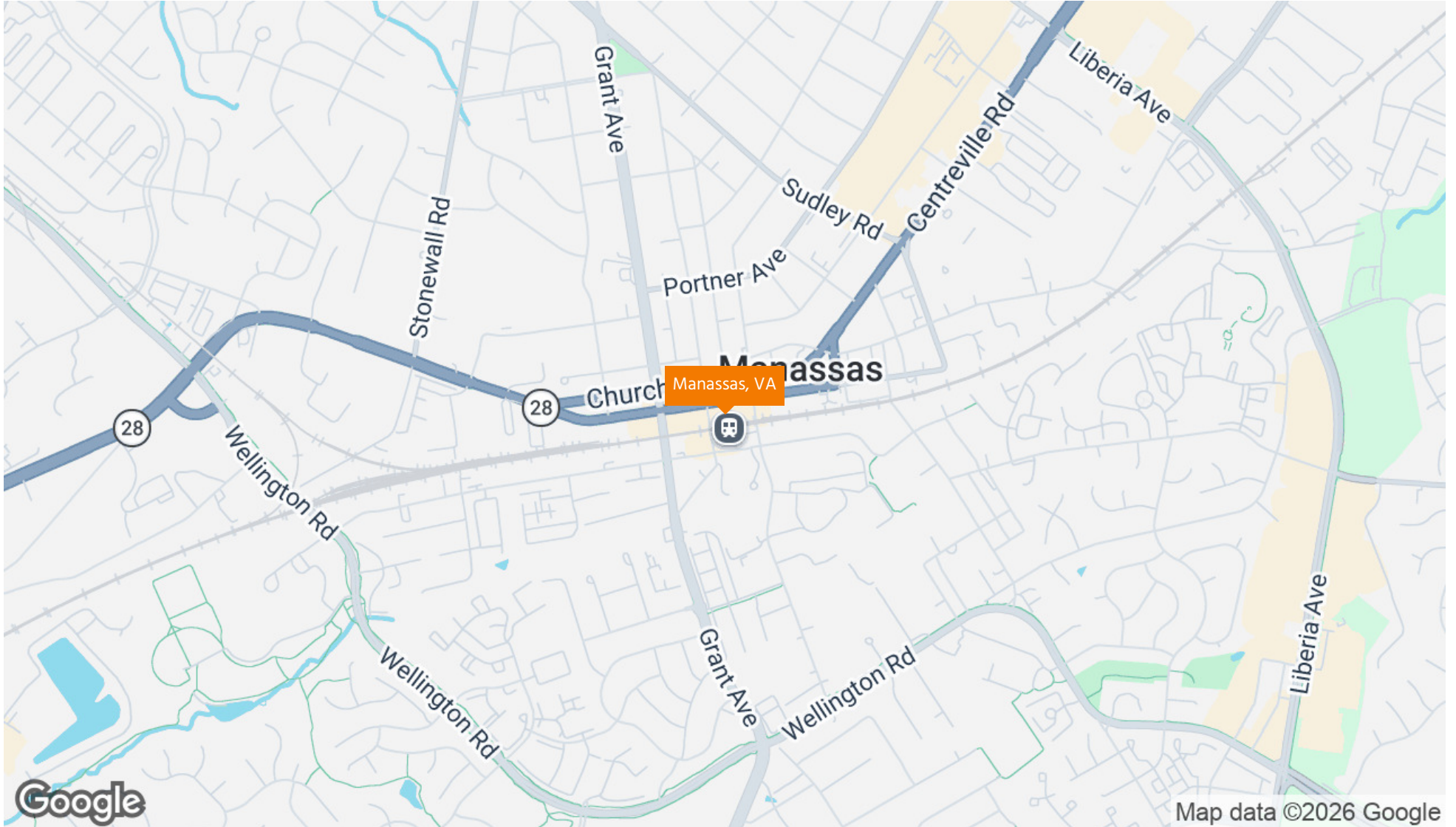
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

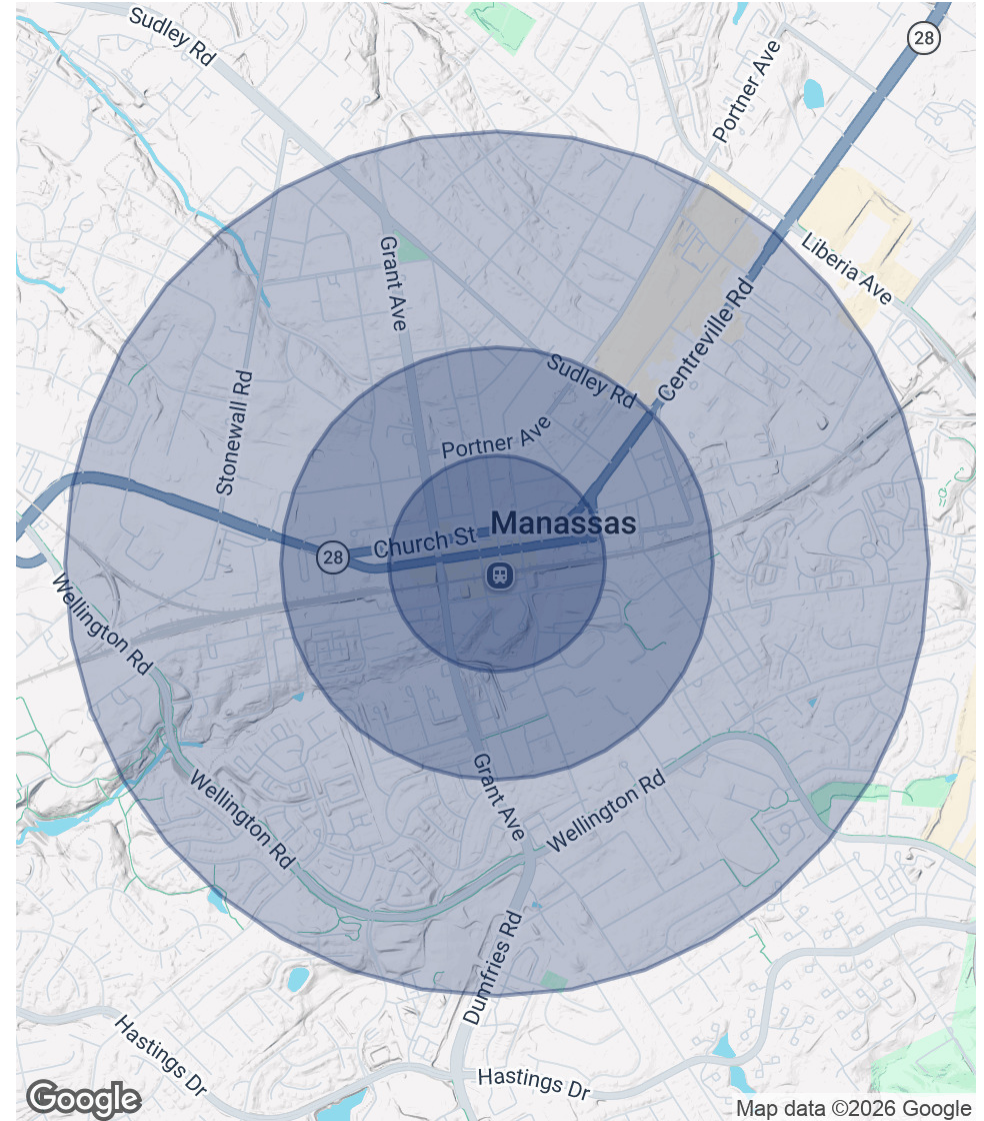
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	630	3,533	17,352
Average Age	37.0	31.9	32.6
Average Age (Male)	33.8	29.2	31.3
Average Age (Female)	40.2	37.2	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	347	1,413	5,813
# of Persons per HH	1.8	2.5	3.0
Average HH Income	\$103,294	\$112,188	\$130,046
Average House Value	\$446,654	\$421,516	\$552,267

2023 American Community Survey (ACS)



ADVISOR BIO 1

Street Retail In Old Town Manassas For Lease 9414 Battle Street, Manassas, VA 20110



KAYVAN MEHRBAKHS, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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