



PROPERTY STATUS

# Industrial/Flex Condo for lease in Hornbaker Industrial

OFFERING MEMORANDUM | 11490 ROBERTSON DRIVE | MANASSAS, VA

Exclusively Listed by

**Ed Martin, CCIM - Principal Broker** | (703) 867-3350 | [ed@martincommercialpartners.com](mailto:ed@martincommercialpartners.com) | 0225075345, Virginia

Each Office is Independently Owned and Operated  
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# Executive Summary



## Property Overview

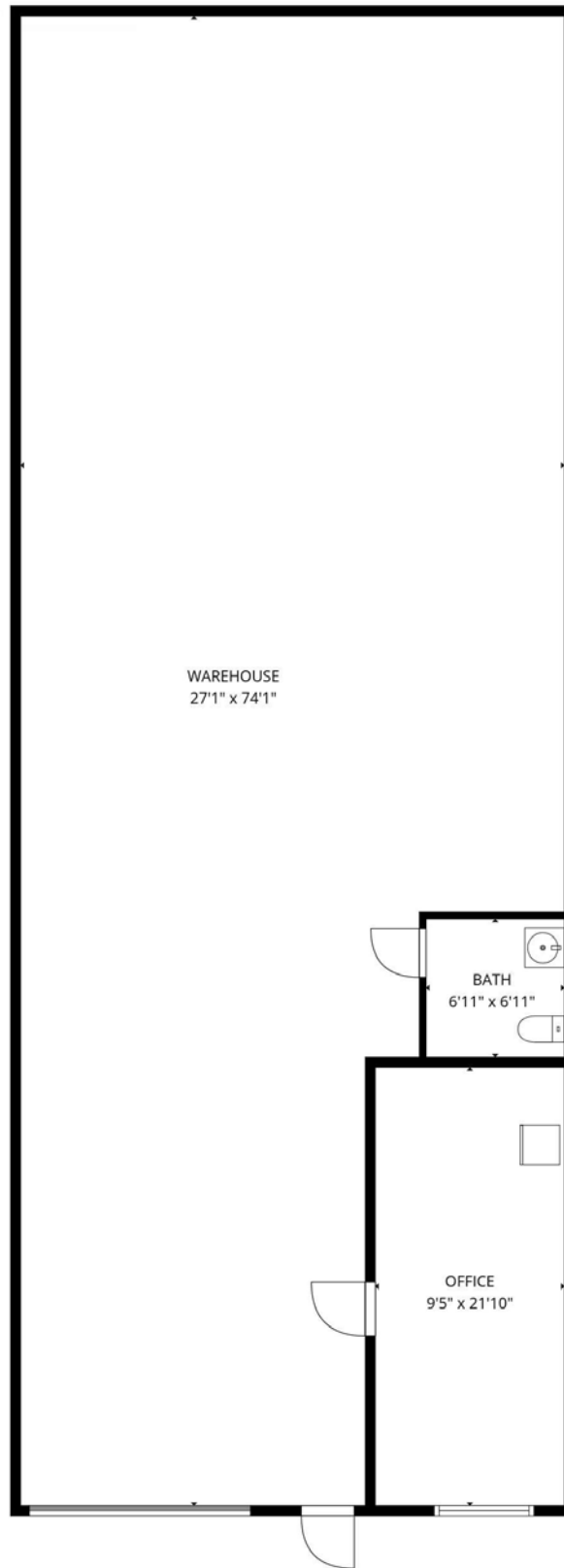
2150 SF Warehouse Condo for Lease in Manassas Bathroom and small office. Lease is NNN Space is occupied. Please do not disturb existing business. Showings by prior confirmed appt only. No Automotive

Building SF:	2150
Lease Rate:	\$17.50/Sf/NNN
Price:	\$3135.42/Mo + NNN
Year Built:	2005
Zoning:	M1

# Property Photos



# Property Photos

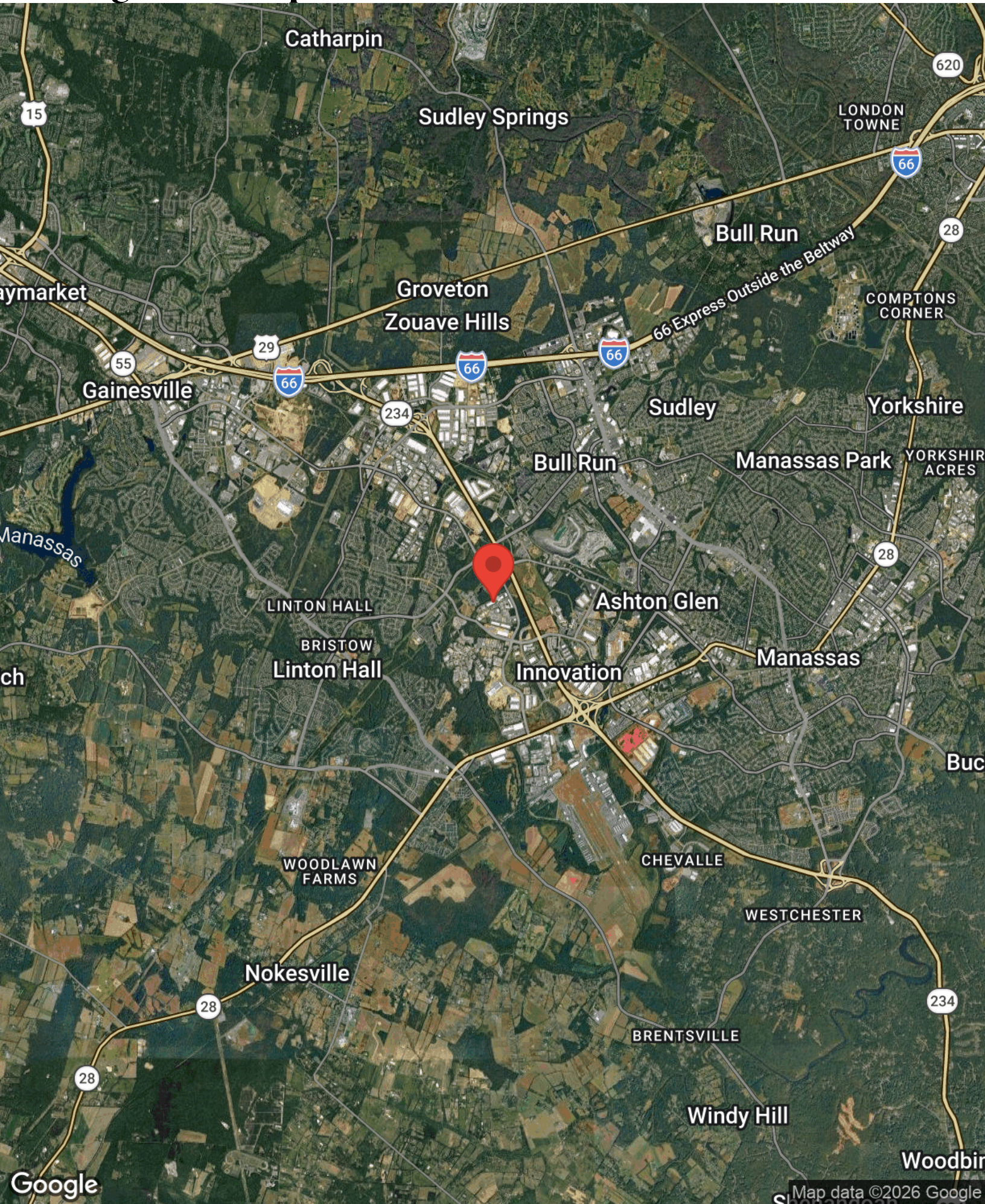


**TOTAL: 253 sq. ft**  
1st floor: 253 sq. ft  
EXCLUDED AREAS: WAREHOUSE: 1731 sq. ft, WALLS: 122 sq. ft

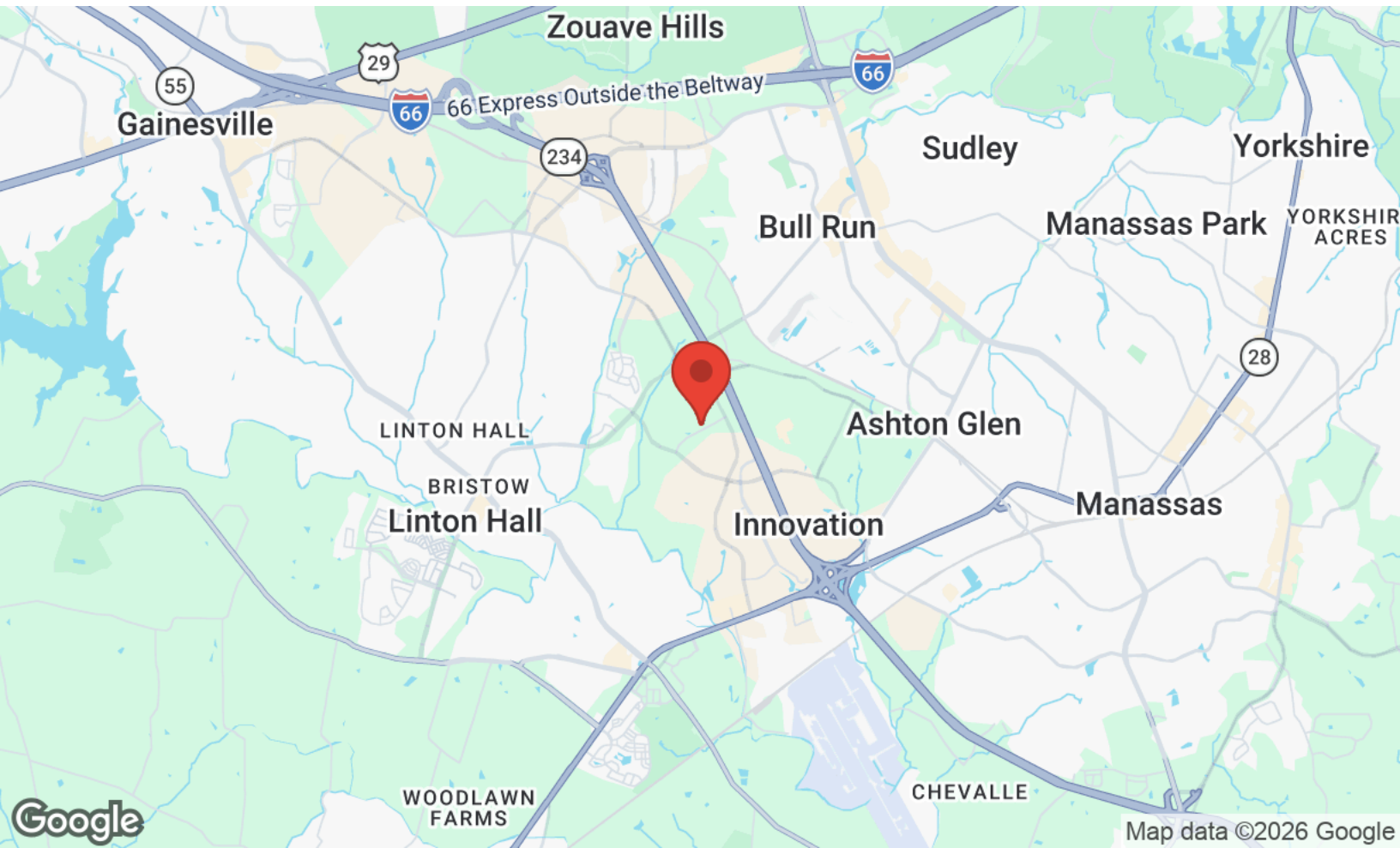
# Property Photos



# Regional Map



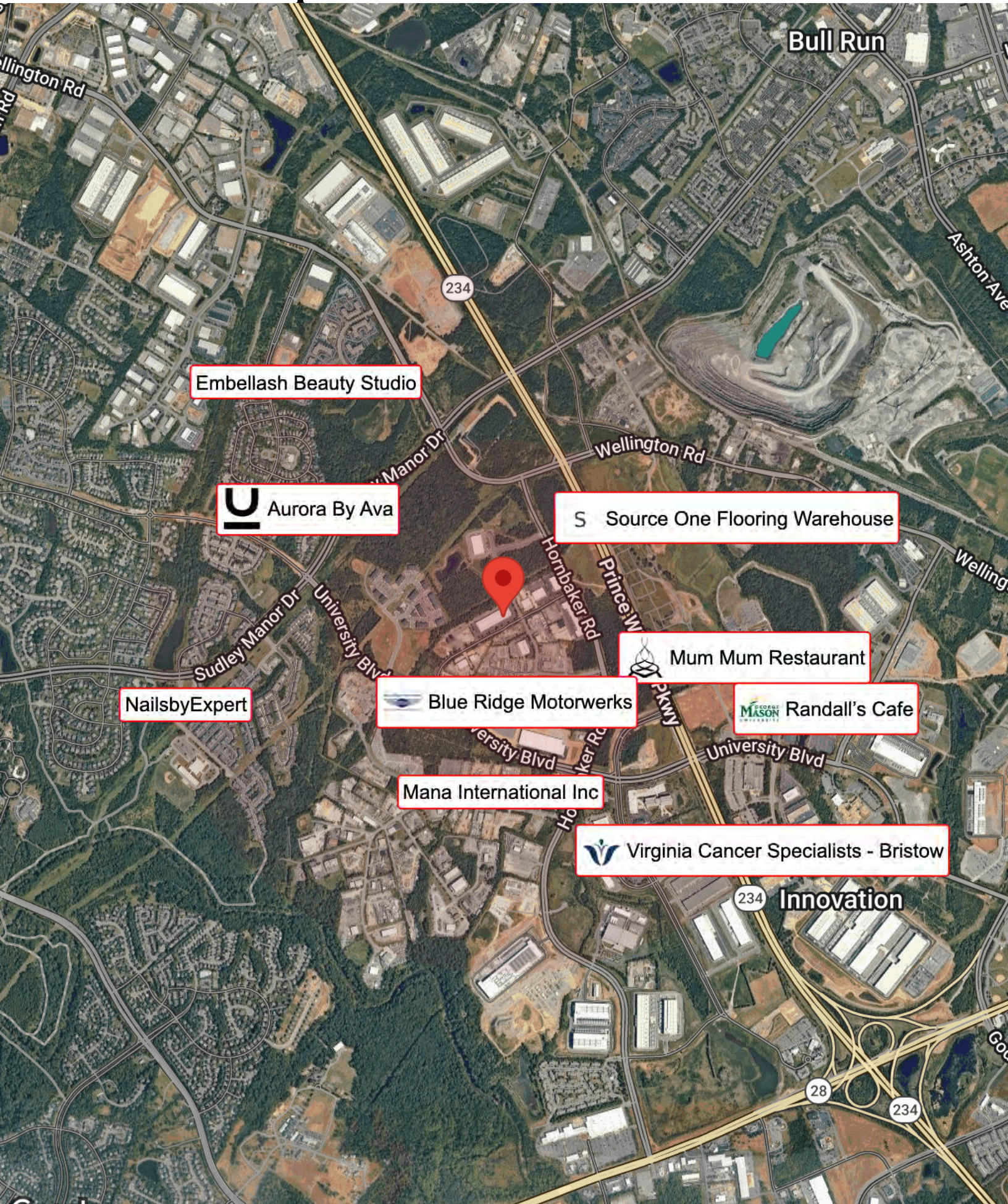
# Location Maps



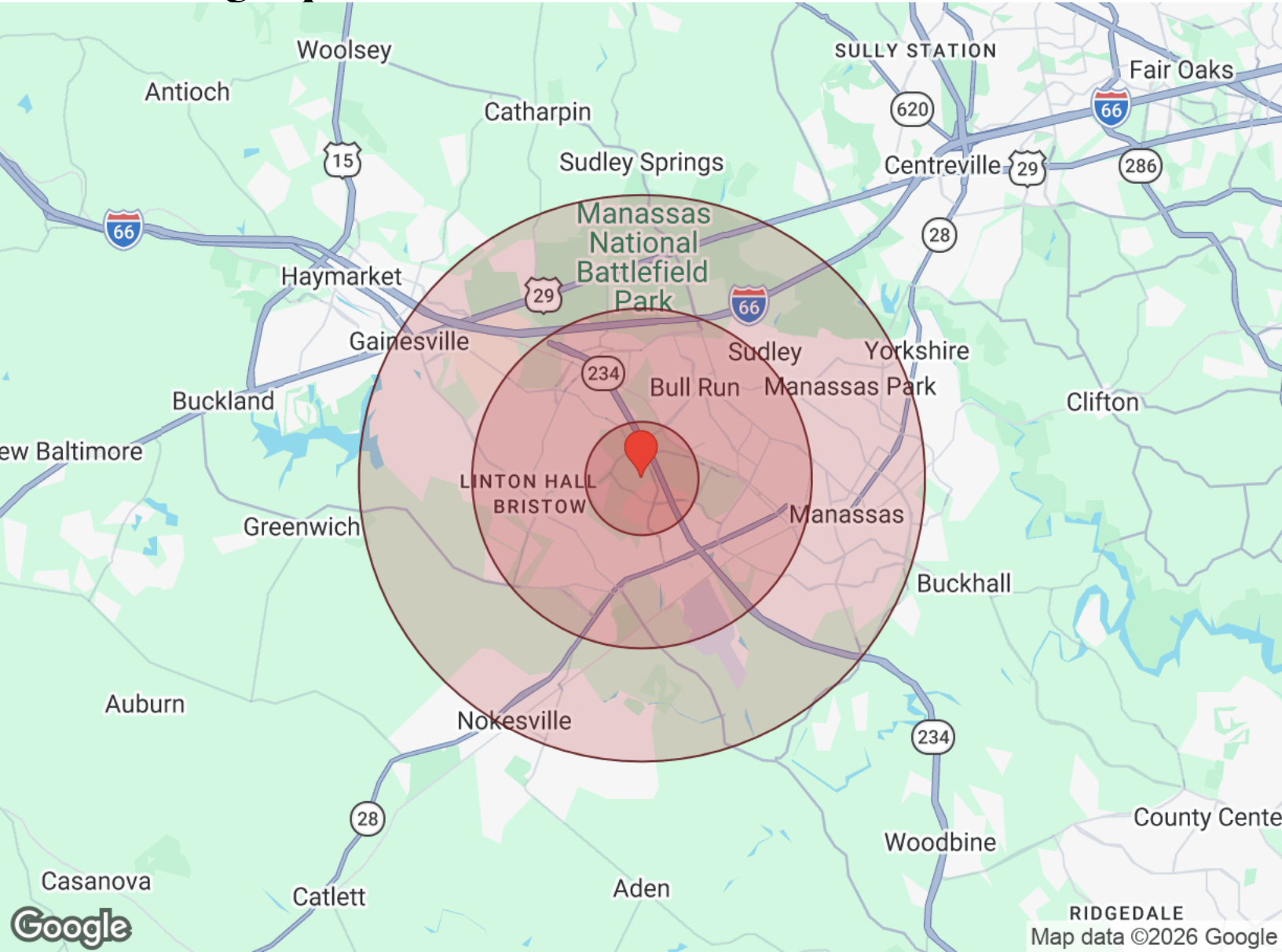
# Aerial Map



# Business Map



# Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,971	36,814	84,885
Female	2,883	36,701	84,541
Total Population	5,854	73,516	169,426

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,632	27,429	62,976
Black	1,038	11,513	23,177
Am In/AK Nat	5	74	169
Hawaiian	5	51	85
Hispanic	1,018	22,319	57,944
Asian	866	9,035	18,552
Multiracial	253	2,823	5,896
Other	37	265	627

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,249	24,335	54,963
Occupied	2,185	23,684	53,527
Owner Occupied	1,102	14,272	35,419
Renter Occupied	1,083	9,412	18,108
Vacant	64	652	1,437

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,332	16,556	37,367
Ages 15 - 24	749	10,467	23,556
Ages 25 - 54	2,835	32,322	72,156
Ages 55 - 64	536	7,335	18,080
Ages 65+	402	6,836	18,267

Income	1 Mile	3 Miles	5 Miles
Median	\$137,722	\$125,867	\$125,626
Under \$15k	10	754	1,747
\$15k - \$25k	24	644	1,174
\$25k - \$35k	143	1,062	1,982
\$35k - \$50k	75	1,108	2,461
\$50k - \$75k	166	2,431	5,347
\$75k - \$100k	260	3,061	7,351
\$100k - \$150k	553	5,287	12,216
\$150k - \$200k	449	3,383	7,737
Over \$200k	507	5,951	13,512

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# Professional Bio



## **ED MARTIN, CCIM**

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

# Please Contact us to schedule a tour!

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