

FOR LEASE

BEACON HALL RETAIL SPACE

10945 GEORGE MASON CIRCLE #115 MANASSAS, VA 20109



LEASE RATE \$35 SF/YR

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	2,480 SF
Building Size:	105,000 SF
Market:	Washington DC
Submarket:	Manassas

PROPERTY OVERVIEW

Rare opportunity to lease 1st floor retail space at The Shops at Beacon Hall, the only student housing facility on the George Mason University Science and Technology Campus in Manassas and the only retail space currently available to serve the campus community. The unit is built out with finished walls and flooring, features two restrooms, and includes two rear access doors for operational convenience, along with significant window frontage that provides strong visibility and natural light. Ideal for businesses serving the campus population, including retail, convenience, or food uses (no hood currently in place).

LOCATION OVERVIEW

Located within the Nexus 234 technology corridor on the George Mason University Science and Technology Campus, this retail space sits across from the Hylton Performing Arts Center and near the GMU Life Sciences and Engineering Building, placing it in the center of daily campus activity. The property benefits from a built-in customer base of students, faculty, and visitors, with consistent foot traffic from nearby academic buildings and event venues. Retail parking is located directly in front, and the space is positioned between established restaurant users, UVA Health, and the Beacon Hall Conference Center, supporting steady daily demand.

PRESENTED BY:

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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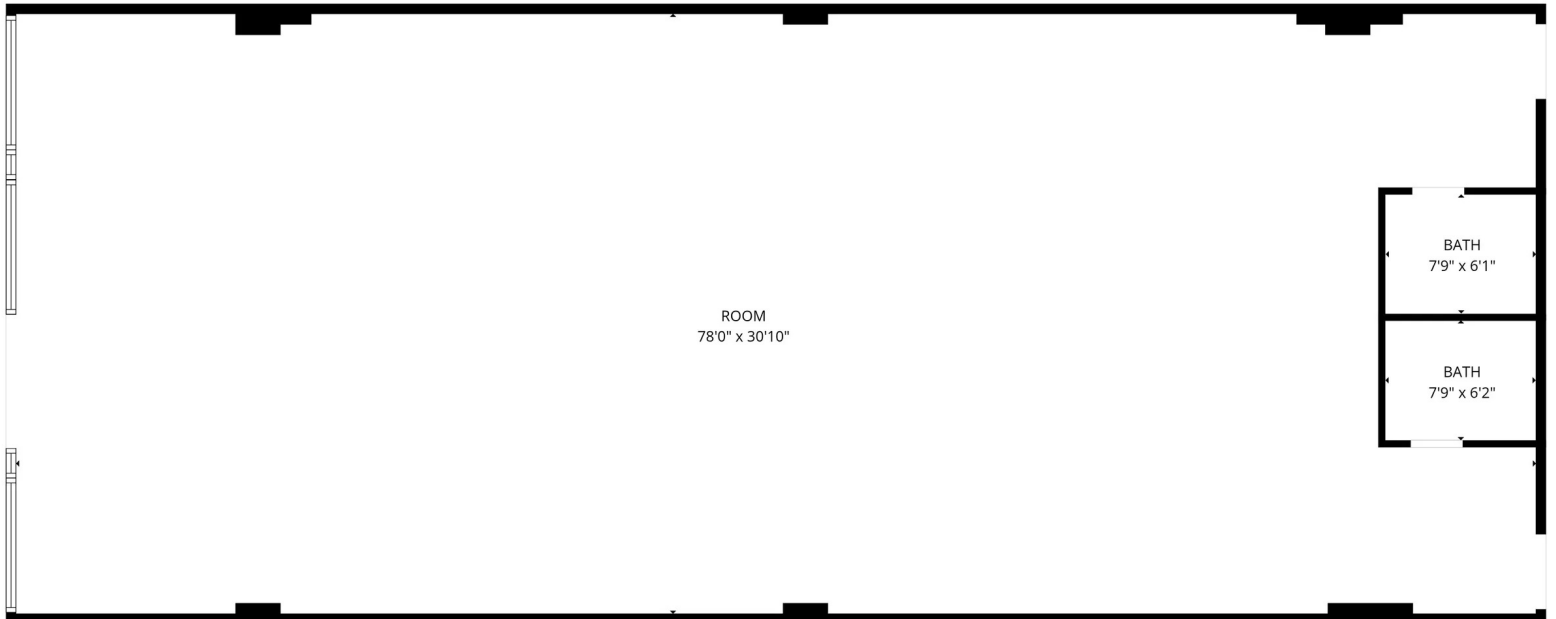
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FLOOR PLAN

VIDEO TOUR



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

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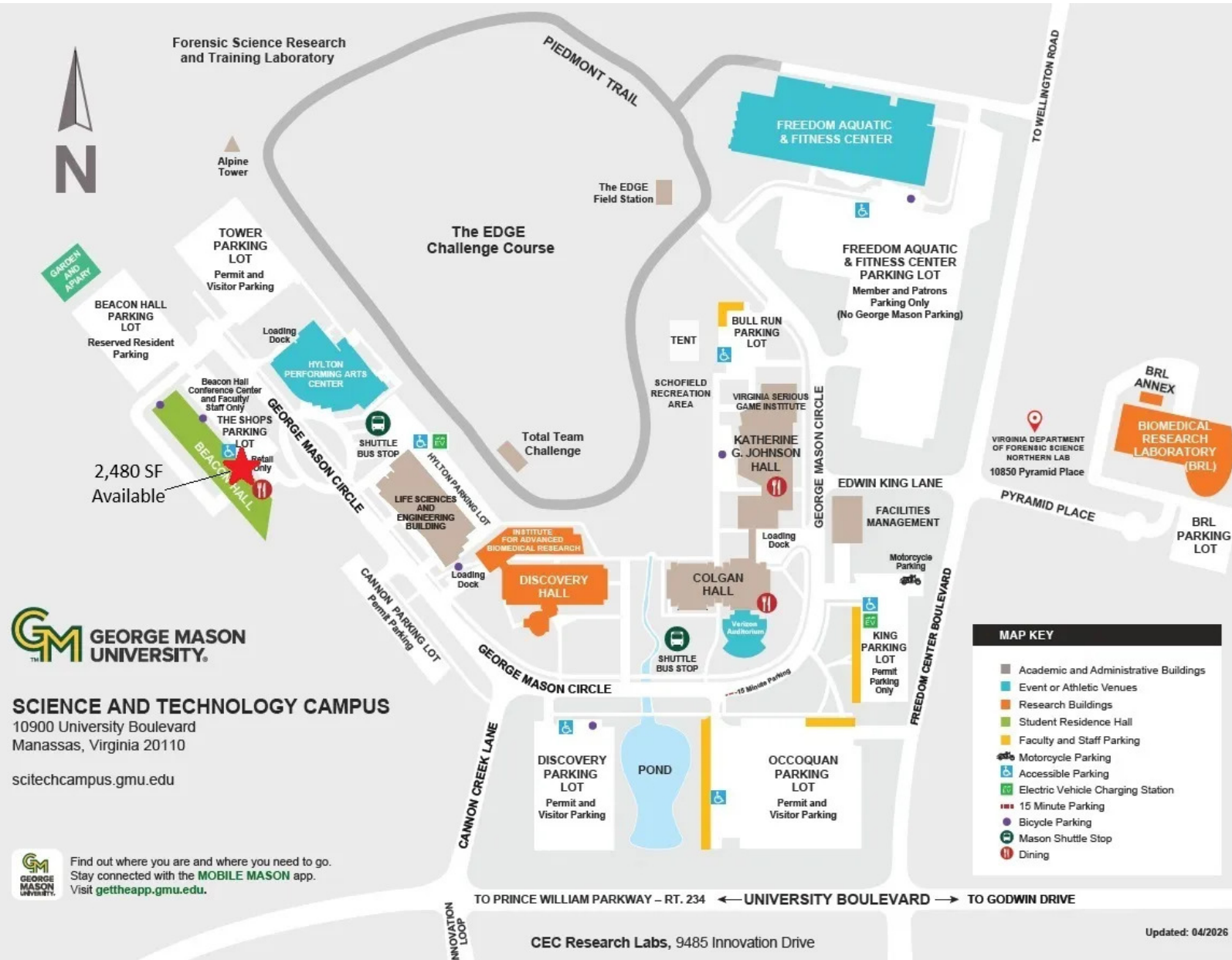
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SITE PLAN



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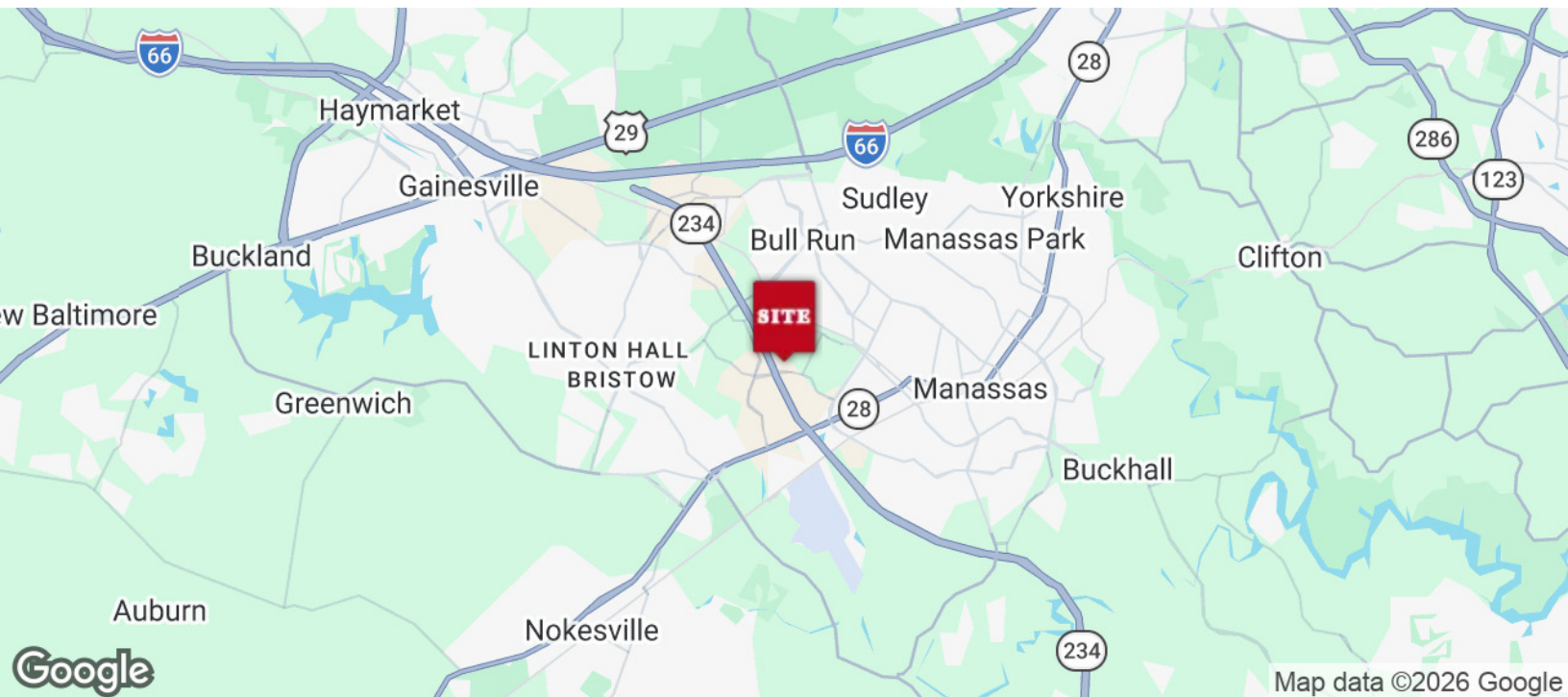
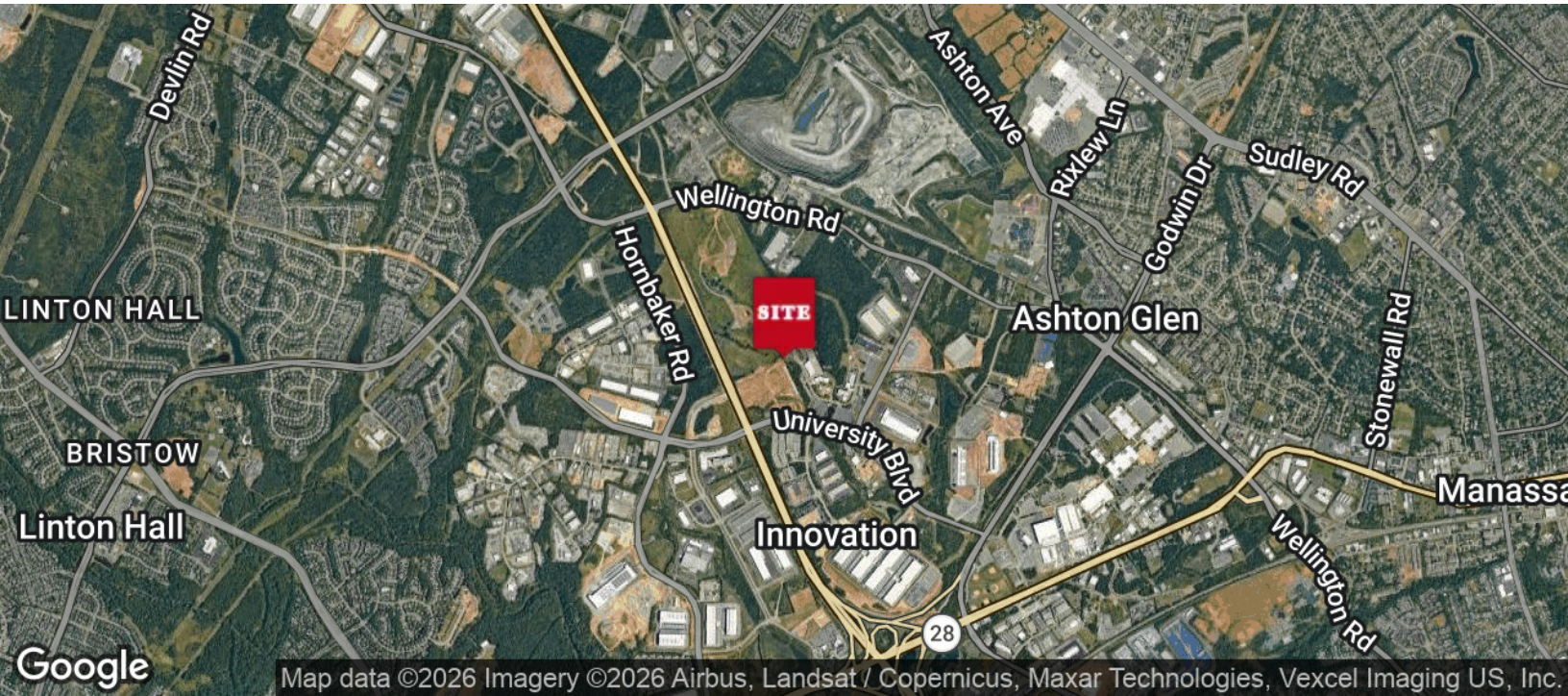
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LOCATION MAP



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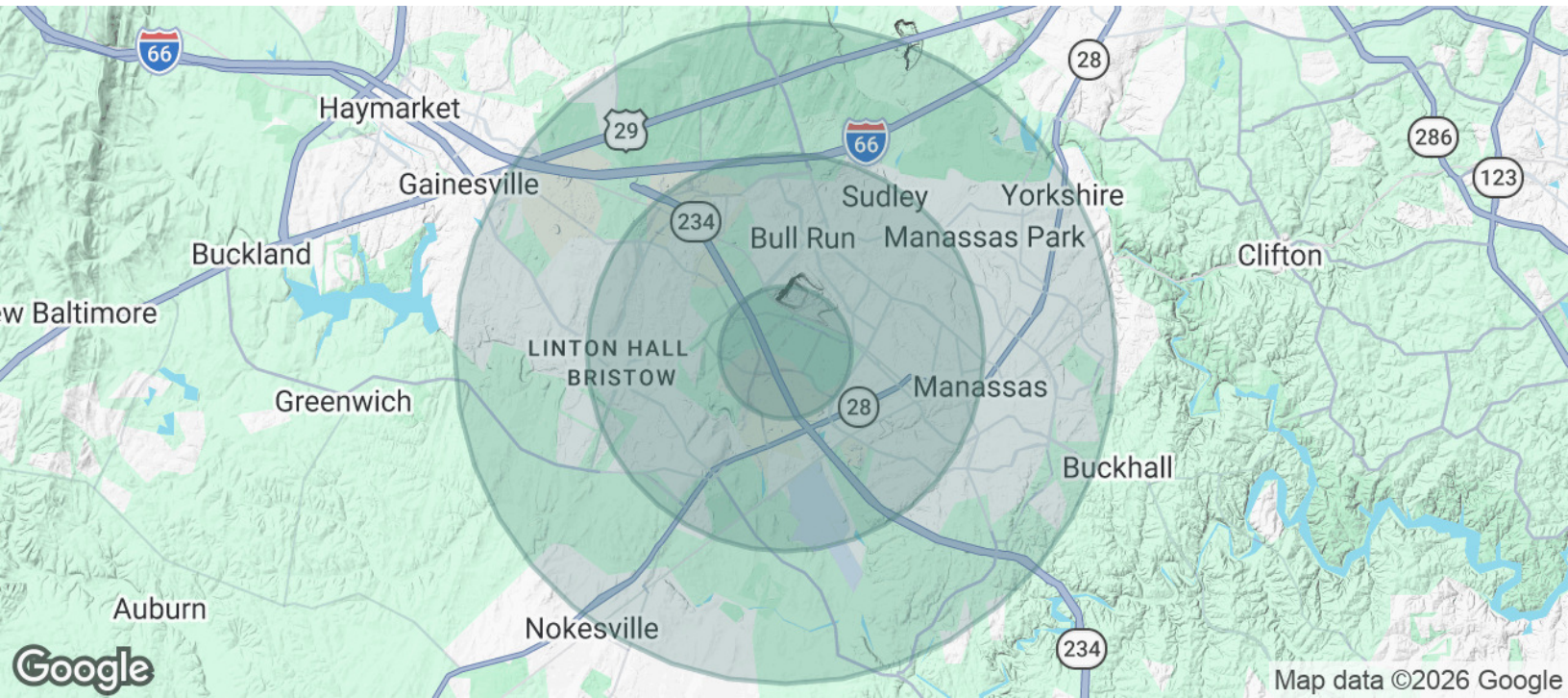
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,082	87,789	170,117
Average Age	31.3	34.0	35.0
Average Age (Male)	31.6	32.7	34.0
Average Age (Female)	33.3	35.2	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	405	27,627	53,180
# of Persons per HH	2.7	3.2	3.2
Average HH Income	\$83,374	\$137,567	\$141,891
Average House Value	\$433,271	\$513,320	\$517,836

2023 American Community Survey (ACS)

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