



REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL | OFFICE FOR LEASE 8957 CENTER ST. MANASSAS, VA 20110

BEAUREGARD SQUARE

1,434 SF FOR LEASE



AREA HIGHLIGHTS

Beauregard Square is conveniently located at the lit intersection of Center Street and Fairview Avenue in Old Town Manassas. Within the Manassas Historic District, this busy area features an abundance of retail shops, dining, arts & entertainment, farmers market and more with easy access to Prince William Pkwy, Route 28, and the 234 Bypass.

This fully leased shopping center includes PWC Employee Credit Union, Eunik Interiors, The Omelette Café, Old Town Sports Pub and Creative Brush Studio. Within walking distance to Amtrak and Virginia Railway Express commuter trains connecting Manassas to northern VA, Washington, D.C. and beyond.

PROPERTY FEATURES

- 1,434 SF of retail/office space available
- \$19.00 PSF, plus \$5.50 NNN
- Private offices and restroom
- Parking ratio is 4.5 spaces per 1,000 SF
- Zoned B-3 (City Center Commercial)
- Excellent frontage to Center Street

FOR MORE INFORMATION

MELANIE NOBRIGA

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PHOTOS



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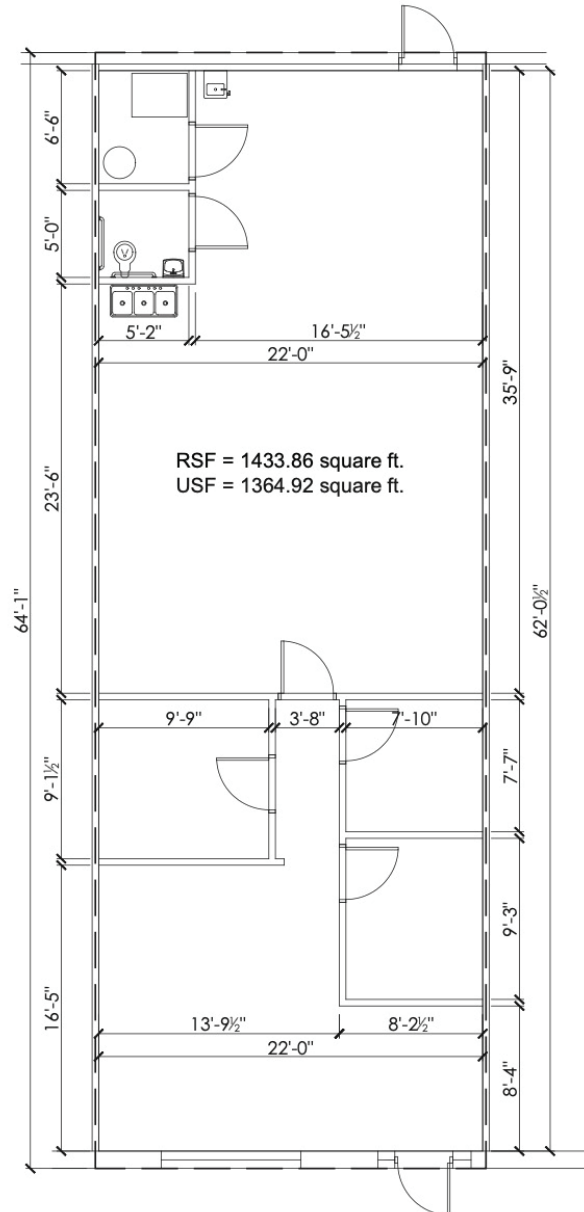
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FLOOR PLAN



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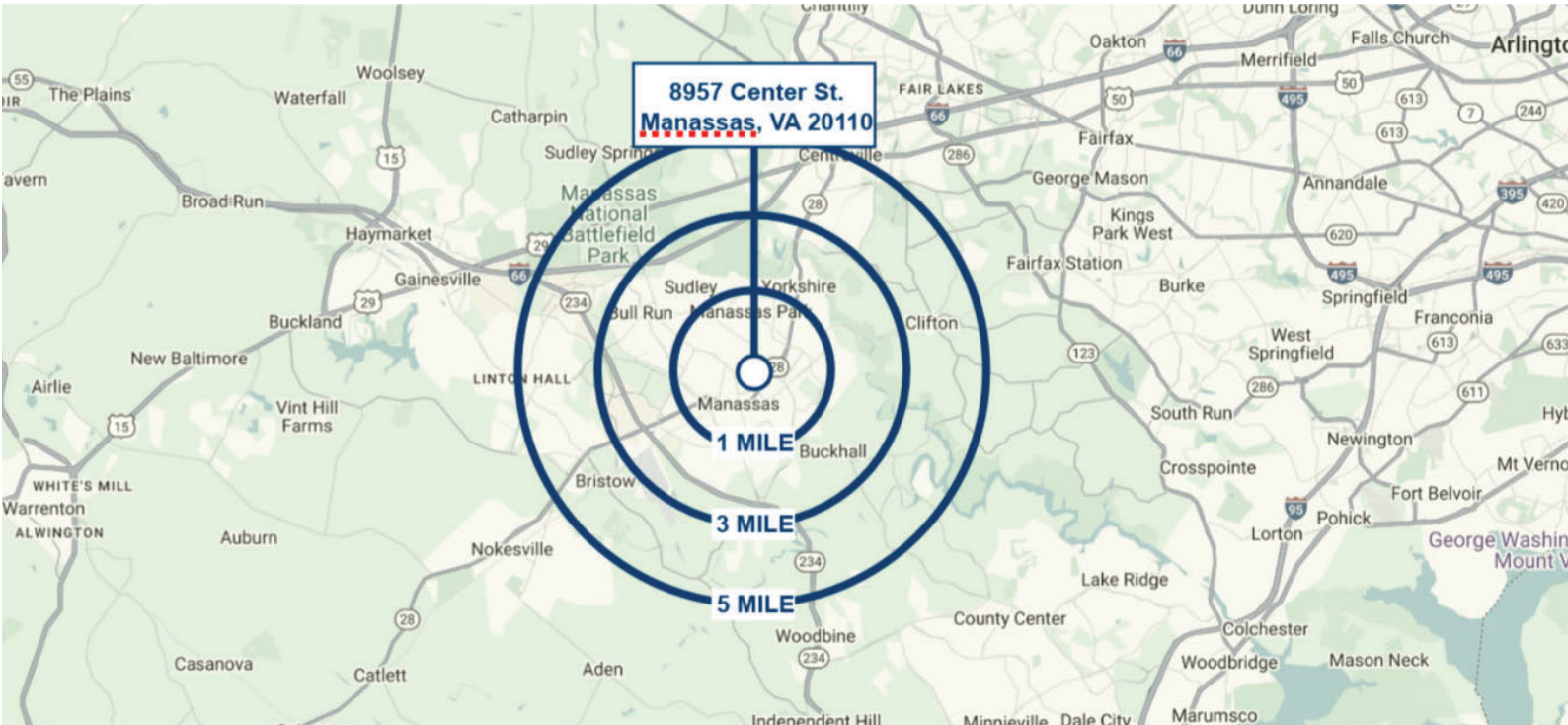
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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,064	101,712	166,293
Households	6,412	31,442	52,805
Avg HH Income	\$113,423	\$125,983	\$131,845
Median Home Value	\$363,333	\$399,178	\$425,160
Owner Occupied	13,346	34,629	125,244
Renter Occupied	7,647	19,656	48,966
Employees	26,722	64,223	187,758
Businesses	3,401	7,333	19,713

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