

FOR LEASE

AUTO DEALERSHIP

8710 KINCHELOE DR. MANASSAS, VA 20110



LEASE RATE NEGOTIABLE

OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	Approx. \$2,250/mo. (including utilities)
Building Size:	1,344 SF
Lot Size:	0.44 Acres
Zoning:	B-4
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	111-15-00-E3

PROPERTY OVERVIEW

Rare auto dealership facility available for lease! Approximately 1,344 SF building on 0.44 acre lot. Property fits 90 cars. Zoned B-4 General Commercial.

LOCATION OVERVIEW

Well located property surrounded by other auto sales & repair uses. Easy access to the property from Mathis Ave. (9,700 VPD) & Rt. 28/Centreville Rd. (27,000 VPD).

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@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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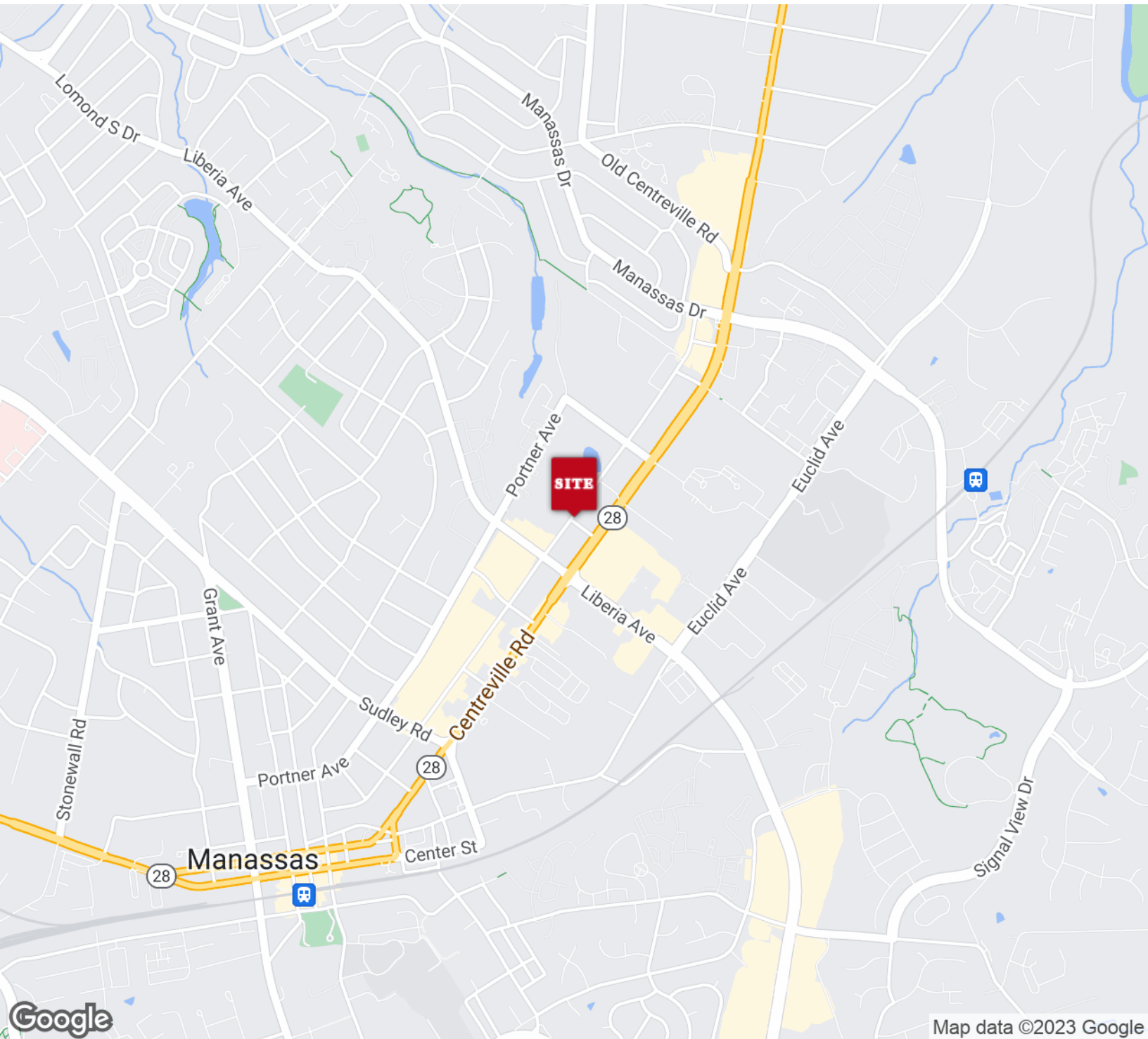
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LOCATION MAP



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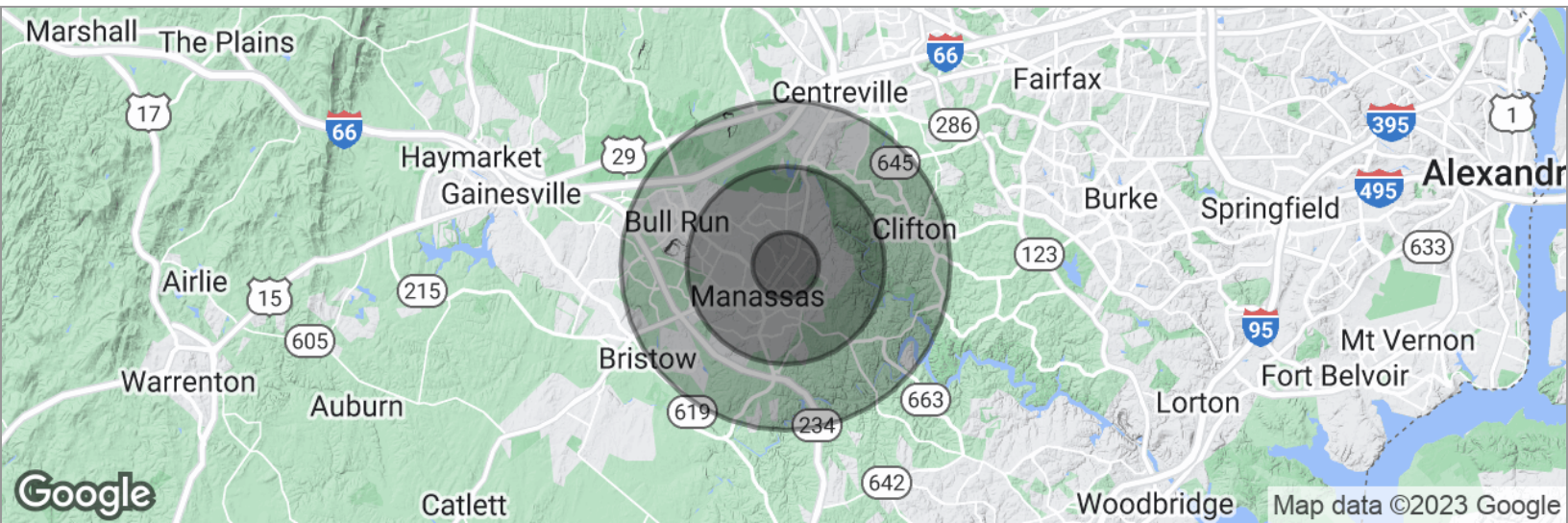
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,477	101,669	173,978
Median age	35.4	35.3	35.1
Median age (male)	34.6	34.6	34.5
Median age (Female)	36.1	36	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,971	32,035	56,520
# of persons per HH	3.0	3.1	3.0
Average HH income	\$88,763	\$103,627	\$115,987
Average house value	\$290,078	\$331,714	\$360,156

* Demographic data derived from 2010 US Census & 2020 CoStar estimates.

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