

Colliers

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MESSANGER PLACE RETAIL

9009 CHURCH STREET
MANASSAS VA

823 SF

822 SF



PROPERTY OVERVIEW

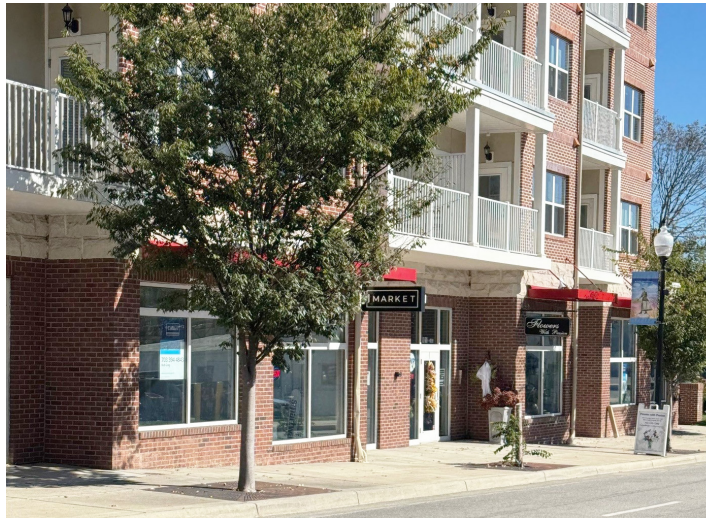
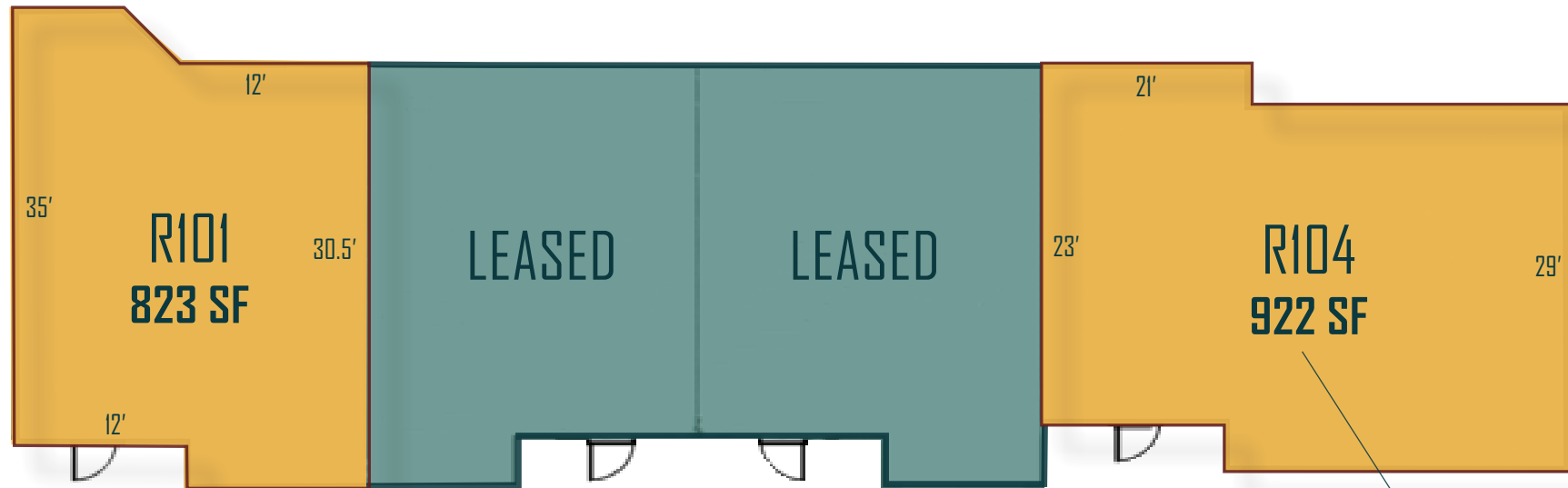
MESSANGER PLACE RETAIL 9009 CHURCH STREET, MANASSAS VA



Two retail units available on the ground floor of the Messenger Place apartment building. Join W Market and Flowers with Passion. Ideal for non-vented food use or cafe, and service concepts.

- **AVAILABLE SF:**
R101: 823 Square Feet
R104: 922 Square Feet
- **CURRENT ZONING**
B-3.5
- **LEASE RATE**
Negotiable SF/Year NNN
- **AVERAGE DAILY TRAFFIC COUNT**
13,000 ADT AT CHURCH STREET
- **ADJACENT HOUSING UNITS**
94 Apartments

Prime location in the heart of Old Town Manassas. Situated below 94 brand new apartments. Highly visible location on Rt. 28/Church St. in Old Town Manassas with 13,000 VPD (25,000 combined with Rt. 28/Center St. in the opposite direction). Surrounded by shops & restaurants. Just 0.3 miles from Amtrak/VRE station.





MESSENGER PLACE RETAIL
9009 CHURCH STREET, MANASSAS VA

Messenger Place Retail

Manassas Shopping Center
 FAMILY DOLLAR, Advance! Auto Parts, O'Reilly AUTO PARTS, Little Caesars Pizza, 7 ELEVEN, V/ABC, boost mobile

Manassas Junction
 THE HOME DEPOT, MART, WING-STOP, BURGER KING, TACO BELL, Domino's, Pizzeria

Signal Hill Shopping Center
 fresh world, Panera, GameStop

Shops at Signal Hill
 ALDI, DOLLAR TREE, Starbucks, Lolo Pura

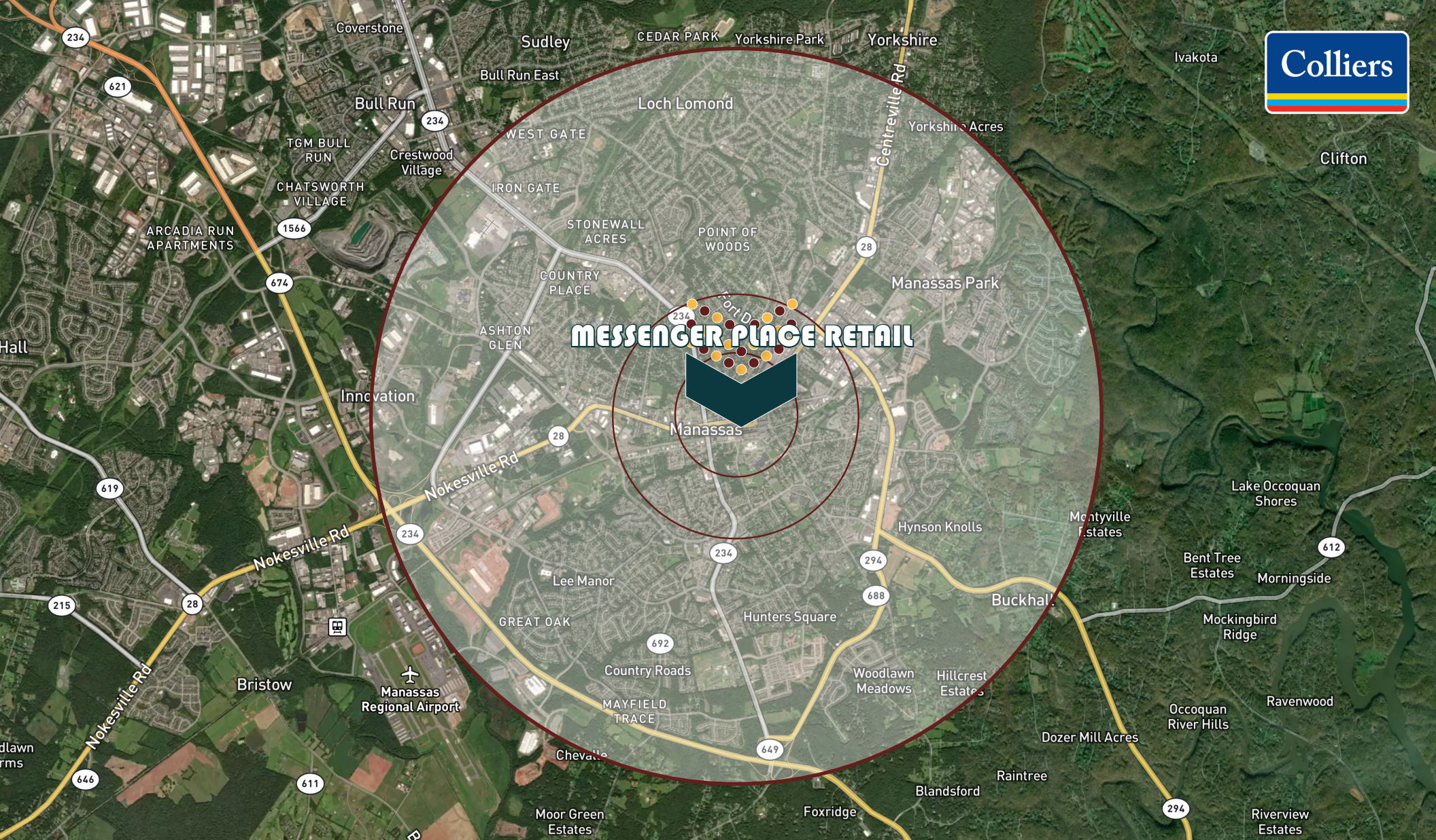
Davis Ford Crossing
 petco, Staples, McDonald's, CVS pharmacy, LA FITNESS, Arby's, tropical CAFE, MATTRESS FIRM, LESLIE'S

Grant Avenue Shopping Center
 La Jarochita, CHOPITA, El Garage Restaurant

Manassas
 BATTLE STREET BISTRO, PUBLIC HOUSE, HAVANNAH, LUME, MOTOR HARLEY-DAVIDSON COMPANY, THE BONE, Manassas Grill, PEOPLE'S PLACE, fillagreen, SINKSTRAL, Puccini's, Baldwin Elementary School (Approx. 650 Students), Osborn High School (Approx. 2,330 Students)

Other Locations:
 AutoZone, Walgreens, FOOD LION, Walmart, Colliers

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DEMOGRAPHIC SNAPSHOT

.5, 1, 3 MILE RADIUS

Population



3,099 / 20,398 / 103,926

Daytime Population



5,665 / 20,701 / 89,061

Households



1,334 / 6,852 / 32,494

Average Income



\$113,885 / \$123,183 / \$137,313

Employee Population



4,321 / 11,787 / 43,008



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Contact Our Team Today to Tour