

FOR SALE: Industrial Warehouse/Retail with Storage Yard



ACREAGE:
2.499

ZONING:
B-1
General Business

SHOWING:
By Appointment Only

ADDRESS: 7278 Centreville Rd, Manassas, VA 20111

SUMMARY: 7,040 sf Warehouse, 7680 sf Retail Store/Office, 72,902 sf Outside Storage Yard, 6 Drive-In Bays, 5 Main Level Offices, 1 Conference Room, Second Story includes Offices, Storage & Training Room, 33 Parking Spaces, Building is divided into two sections and could be used independently of each other.

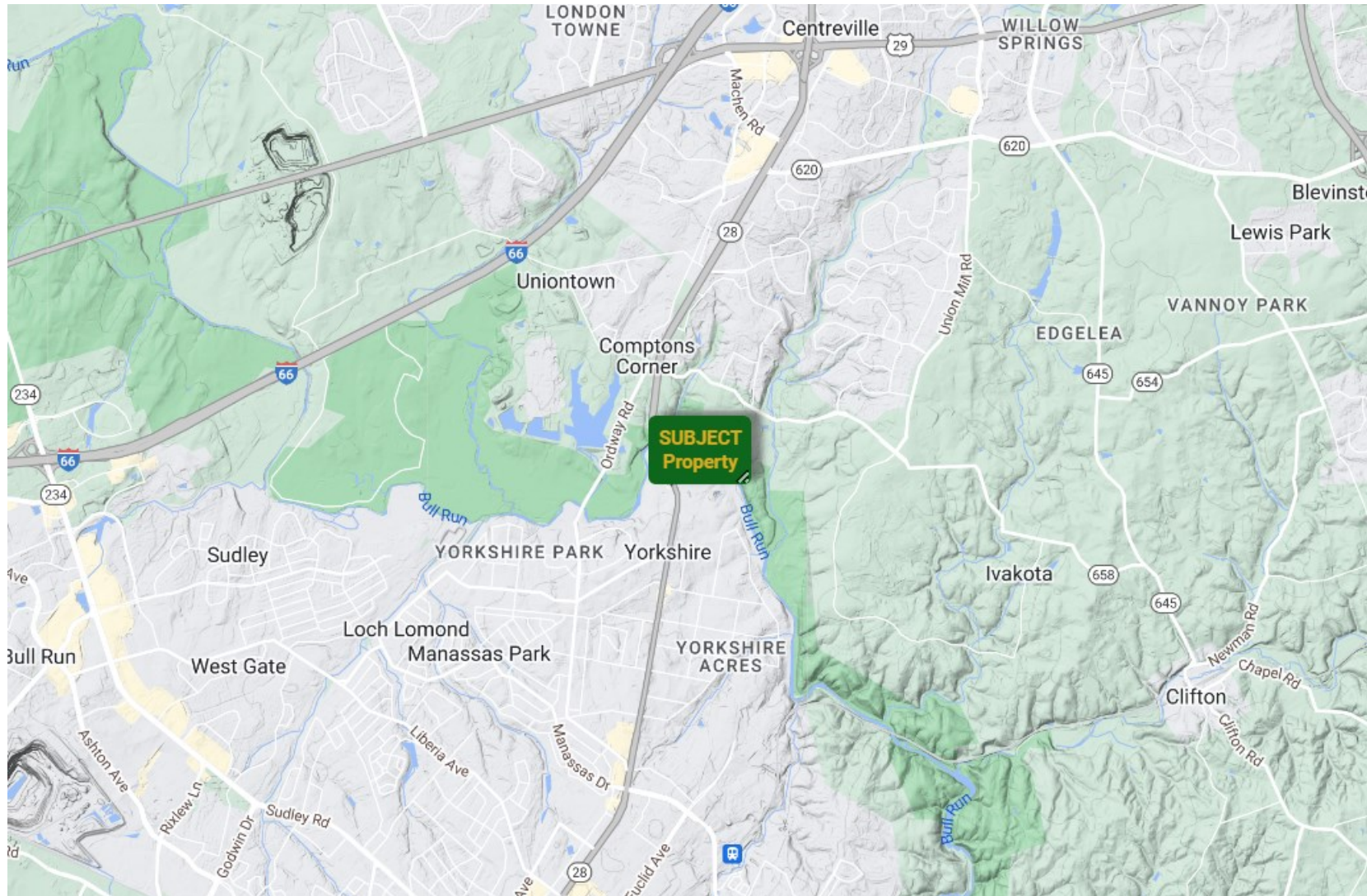
OFFERING PRICE: \$5,995,000.00



11350 Random Hills Rd
Suite 735
Fairfax, VA 22030
www.farmsandacreageinc.com

Pete Ebert
Associate Broker
571.330.2225 Mobile
703.591.7020 Office
pete@farmsandacreageinc.com

LOCATOR MAP



Farms AND Acreage, Inc.

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AERIAL MAP



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PHOTOS—EXTERIOR



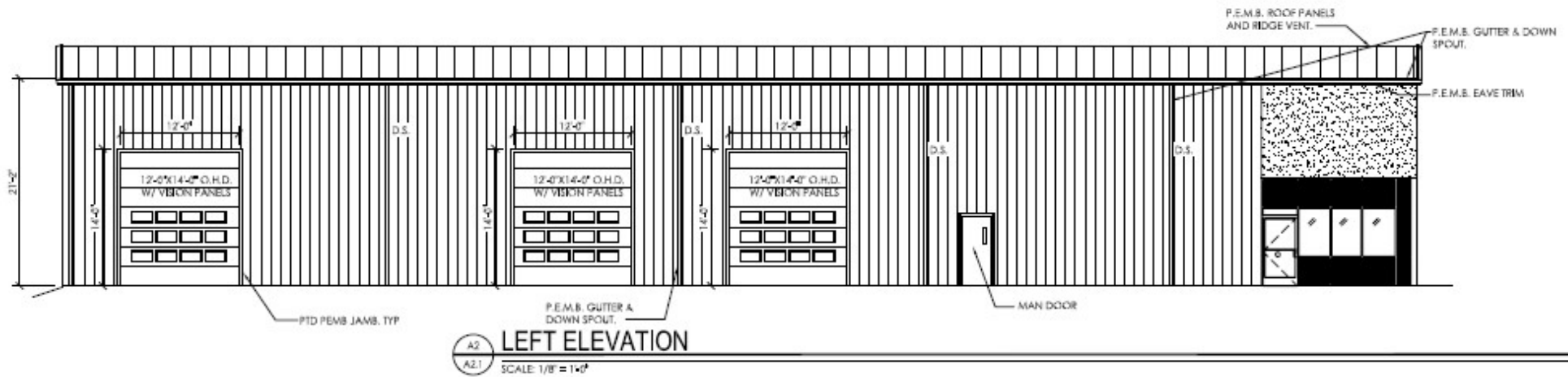
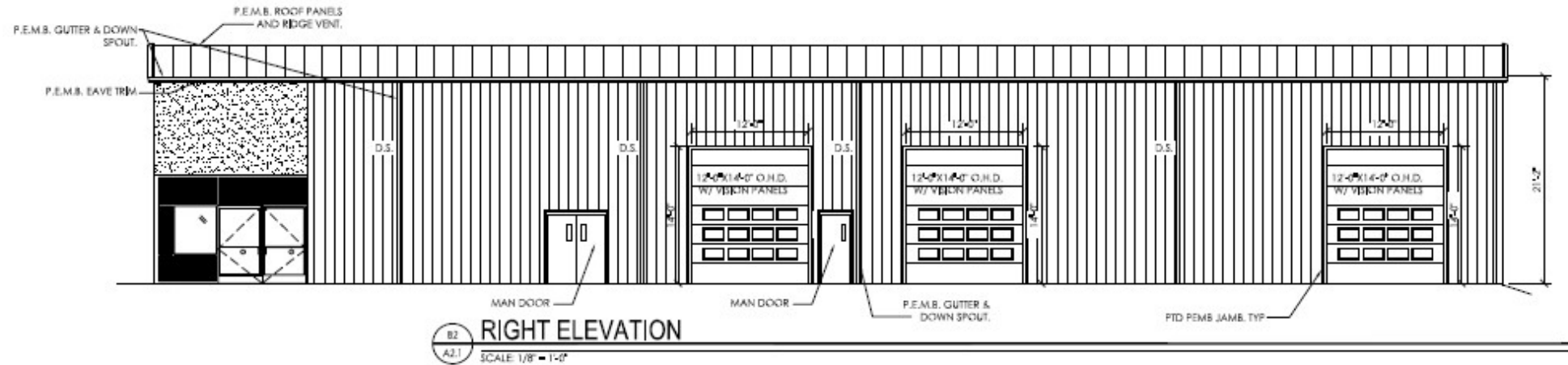
PHOTOS—INTERIOR



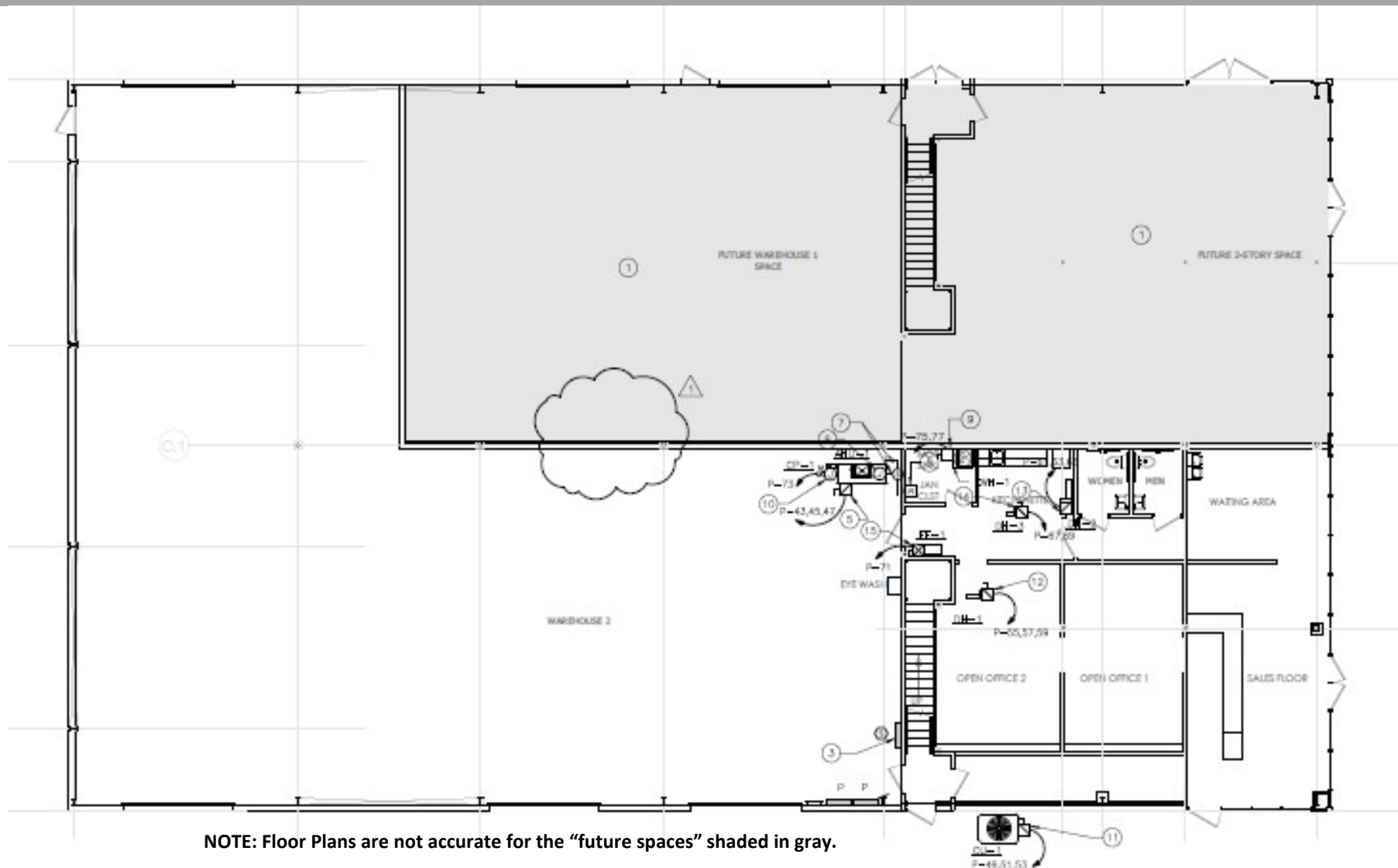
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ELEVATIONS



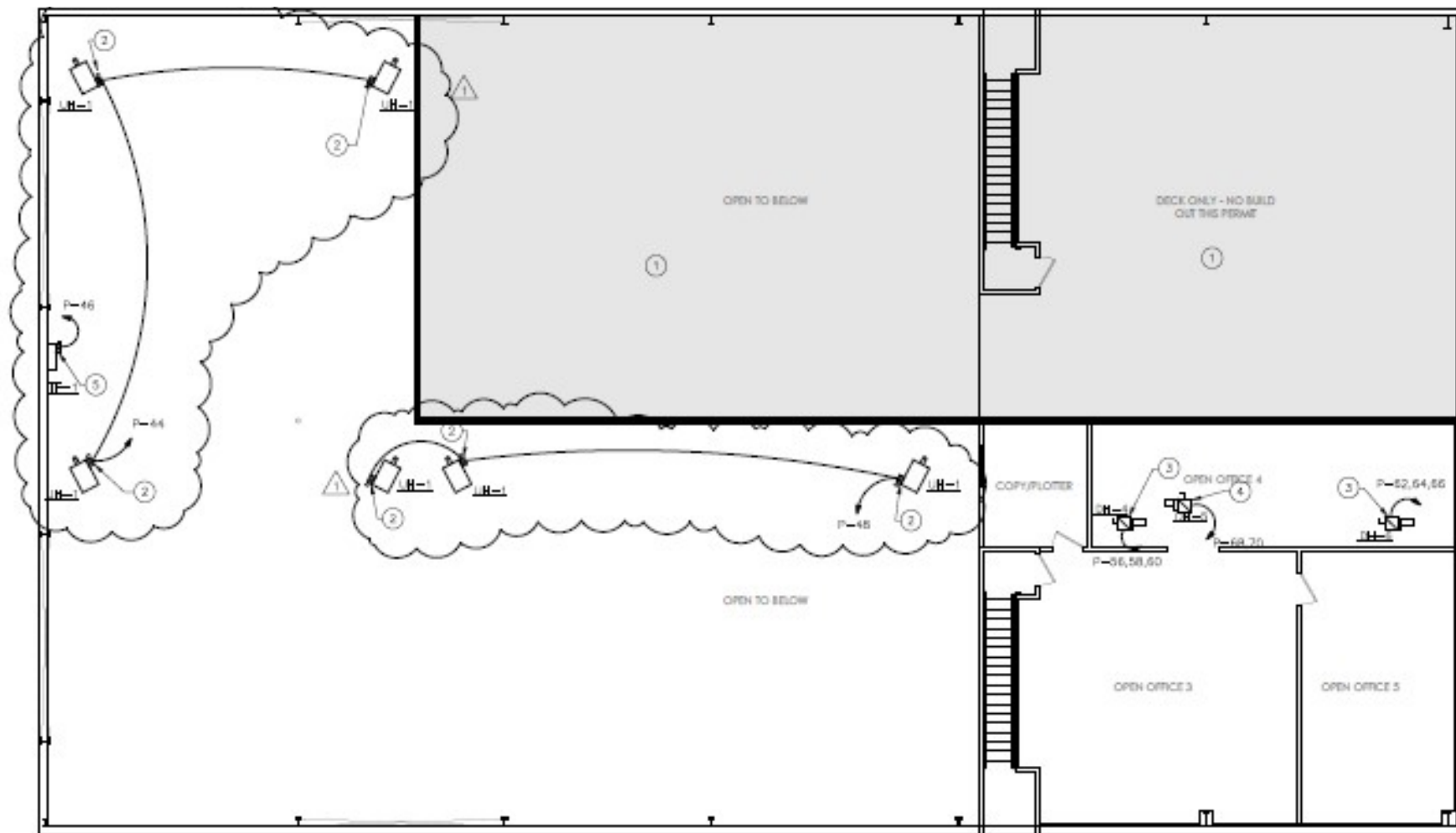
BUILDING FLOOR PLAN—1ST FLOOR



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BUILDING FLOOR PLAN—2ND FLOOR



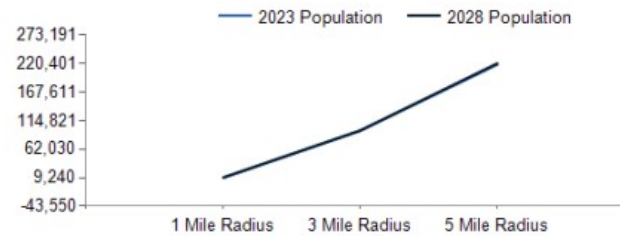
NOTE: Floor Plans are not accurate for the “future spaces” shaded in gray.

DEMOGRAPHICS

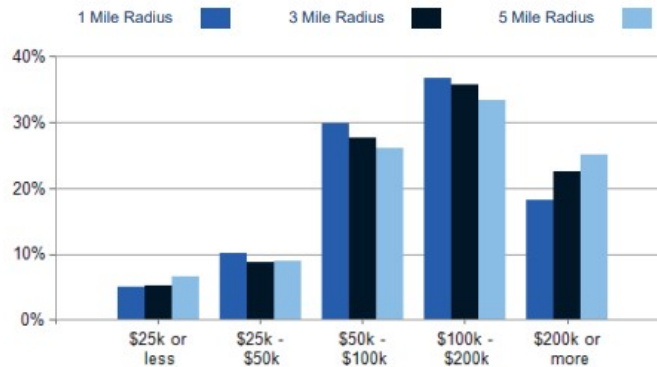
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,733	75,654	169,545
2010 Population	7,283	85,106	196,020
2023 Population	9,240	96,095	218,356
2028 Population	9,365	96,360	220,401
2023-2028: Population: Growth Rate	1.35%	0.30%	0.95%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	71	968	3,074
\$15,000-\$24,999	69	628	1,670
\$25,000-\$34,999	37	841	2,361
\$35,000-\$49,999	243	1,786	3,999
\$50,000-\$74,999	521	4,165	9,002
\$75,000-\$99,999	307	4,219	9,623
\$100,000-\$149,999	732	6,687	14,455
\$150,000-\$199,999	286	4,123	9,406
\$200,000 or greater	507	6,836	17,884
Median HH Income	\$106,081	\$114,012	\$115,978
Average HH Income	\$139,770	\$157,304	\$163,312

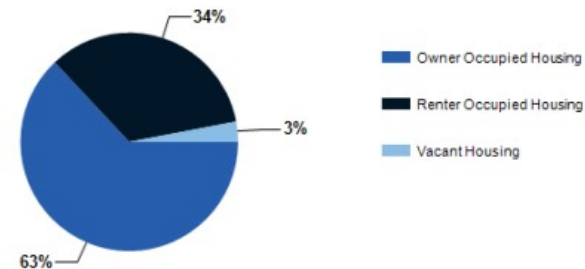
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,307	26,148	59,902
2010 Total Households	2,278	27,655	65,566
2023 Total Households	2,776	30,253	71,475
2028 Total Households	2,823	30,313	72,245
2023 Average Household Size	3.33	3.17	3.04
2023-2028: Households: Growth Rate	1.70%	0.20%	1.05%



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius



Source: esri



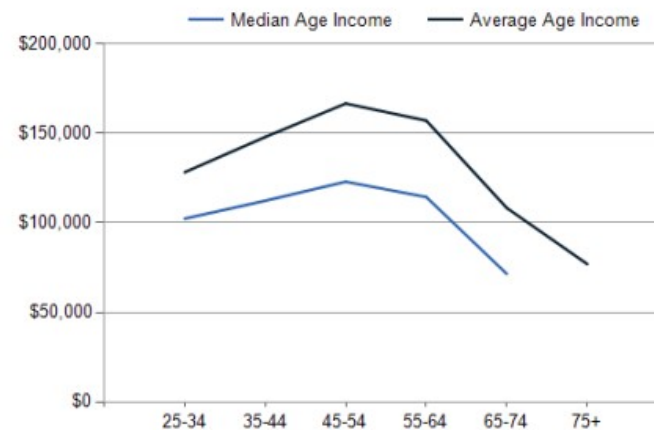
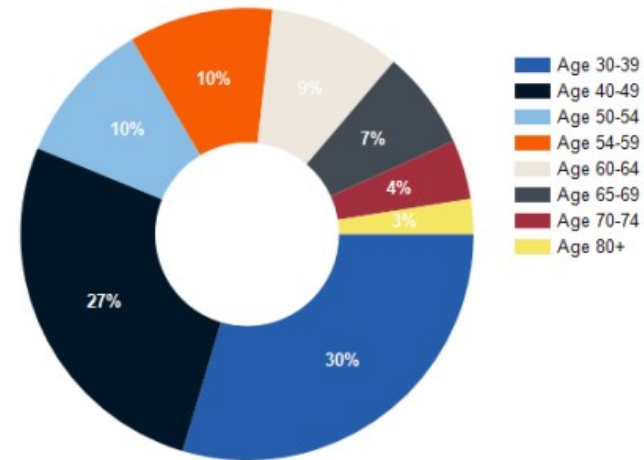
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DEMOGRAPHICS CONT.

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	759	7,524	17,274
2023 Population Age 35-39	740	7,219	16,457
2023 Population Age 40-44	740	7,399	16,520
2023 Population Age 45-49	608	6,625	14,720
2023 Population Age 50-54	522	6,373	14,414
2023 Population Age 55-59	521	5,776	13,345
2023 Population Age 60-64	476	5,433	12,568
2023 Population Age 65-69	356	4,152	9,761
2023 Population Age 70-74	216	2,778	6,669
2023 Population Age 75-79	127	1,818	4,340
2023 Population Age 80-84	66	984	2,360
2023 Population Age 85+	55	841	2,023
2023 Population Age 18+	6,724	73,118	166,770
2023 Median Age	34	36	36
2028 Median Age	34	37	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,368	\$105,530	\$103,636
Average Household Income 25-34	\$128,281	\$136,863	\$134,951
Median Household Income 35-44	\$112,367	\$125,709	\$125,400
Average Household Income 35-44	\$147,992	\$167,520	\$170,865
Median Household Income 45-54	\$123,009	\$134,654	\$139,869
Average Household Income 45-54	\$166,712	\$181,070	\$189,078
Median Household Income 55-64	\$114,449	\$128,709	\$141,768
Average Household Income 55-64	\$157,173	\$177,177	\$191,844
Median Household Income 65-74	\$71,472	\$93,887	\$101,994
Average Household Income 65-74	\$108,336	\$141,086	\$149,752
Average Household Income 75+	\$76,944	\$94,802	\$102,393



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Prince William County Zoning Information

B-1: General Business

This *zoning* district allows retail stores, church, barber/beauty shop, catering, dry cleaning, hotel, medical office, and many more uses.