

RETAIL STRIP
& 2 PAD SITES

FOR SALE



9506-9512 Center St.
Manassas Virginia 20110



While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

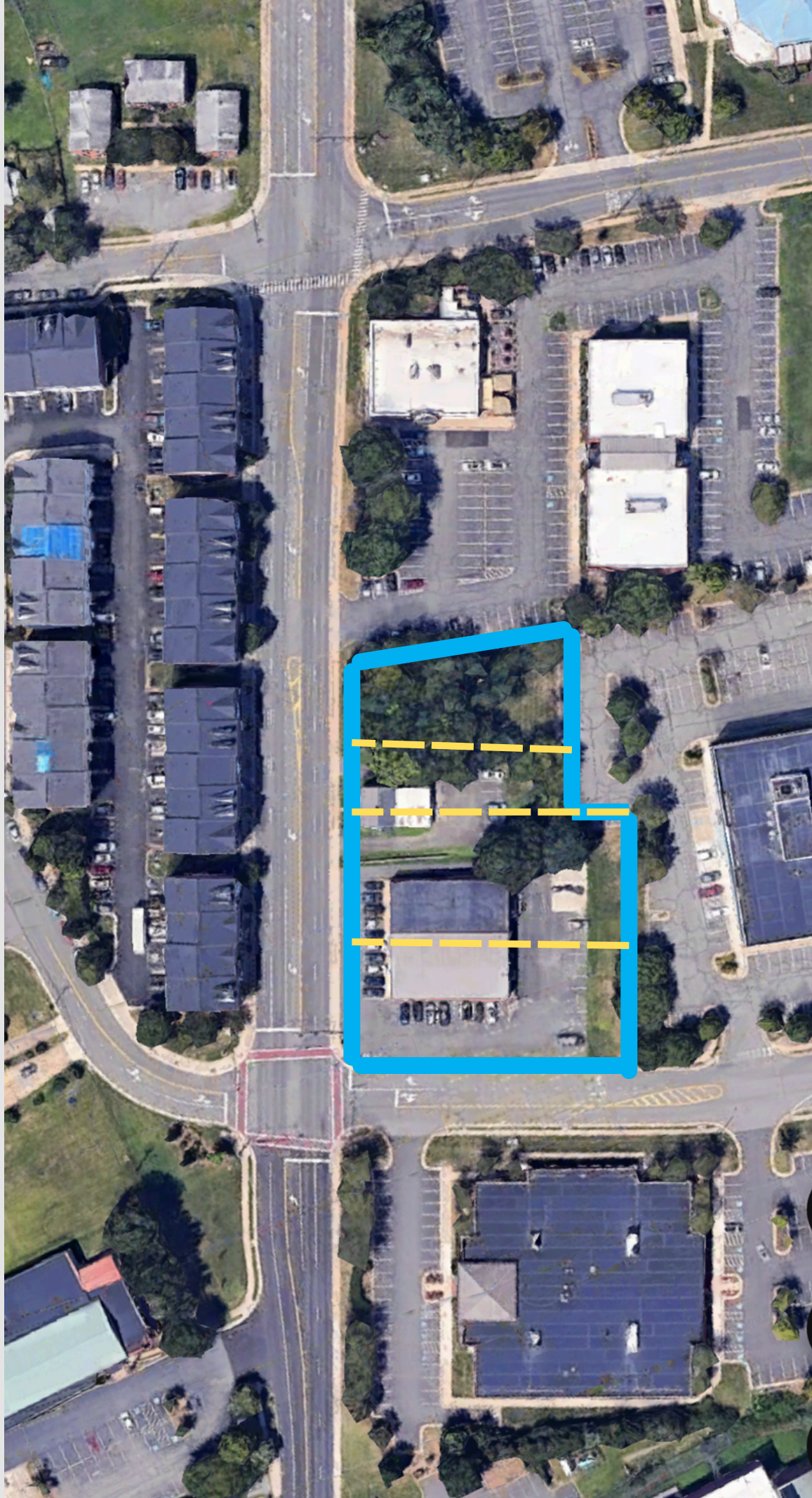
a Virginia Limited Liability Company

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207 Ramsay Alley, Ste 101, Alexandria Va 22314



OVERVIEW



- Four Property Assemblage. 9506-9512 Center Street Manassas VA.
- Prime redevelopment opportunity.
- Lit intersection with left in.
- +-40 Parking Spaces
- +-20,000 VPD on Route 28.
- Currently Retail Strip With Two Pad Sites.
- Property Is zoned B-1 in City Of Manassas
- Four contiguous lots combining to 1.39 Acres
 - +-0.83 Acres + 16,000 SF Structure - 9506-9508 Center Street, Manassas Virginia 20110
 - +-0.23 Acres + 1,450 Sf Structure - 9510 Center street Manassas Virginia 20110
 - +-0.32 Acres - 9512 Center Street, Manassas Virginia 20110
- DO NOT DISTURB THE TENANTS.

TENANT ROSTER



Free Standing Building



Ground Level
8,000 SF



Lower Level
8,000 SF

AERIAL

Subject Property

1 Canterbury Village Shopping Center

- 7-Eleven
- Starbucks
- Bonchon
- H&R Block
- Quest Diagnostics

2 Manassas Shopping Center

- Advance Auto Parts
- ABC
- boost mobile
- 7-Eleven
- Little Caesars
- Family Dollar

15 Manassas Junction

69700 SF

3 Hastings Marketplace | 93047 SF

- Harris Teeter
- Bank of America
- ME Massage Envy
- Buffalo Wild Wings
- Heartland
- Verizon

4 Wellington Station | 110417 SF

- Giant
- ExpressCare
- Pizza Hut
- Burger King
- Taco Bell
- KFC
- Subway

3 Davis Ford Crossing

- LA Fitness
- Petco
- Mattress Firm
- Staples
- CVS pharmacy
- Phenix Salon Suites

4 Evergreen Terrace

64800 SF

Manassas

Ashton Glen

OLD TOWN

Buckhall

Streets shown: Wellington Rd, Godwin Dr, Ashton Ave, Rixew Ln, Stonewall Dr, Portner Ave, Surley Rd, Centerville Rd, Euclid Ave, Signal View Dr, Prince William Pkwy, Dumfries Rd, Hastings Dr.

Highways: 28, 234

PHOTOS



About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.



CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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