



**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

**RETAIL/OFFICE FOR LEASE**  
**8953 CENTER ST. MANASSAS, VA 20110**

## BEAUREGARD SQUARE



### 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

- 1,200 SF of retail/office space available
- \$19.00 PSF, plus \$4.85 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

### GEORGE BOOSALIS

President/Principal Broker  
george@boosalisproperties.com  
703.494.7691 office | 703.283.6071 cell

### MELANIE NOBRIGA

melanie@boosalisproperties.com  
703.494.7691 office | 808.937.9417 cell

### THOMAS VELTSISTAS

thomas@boosalisproperties.com  
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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

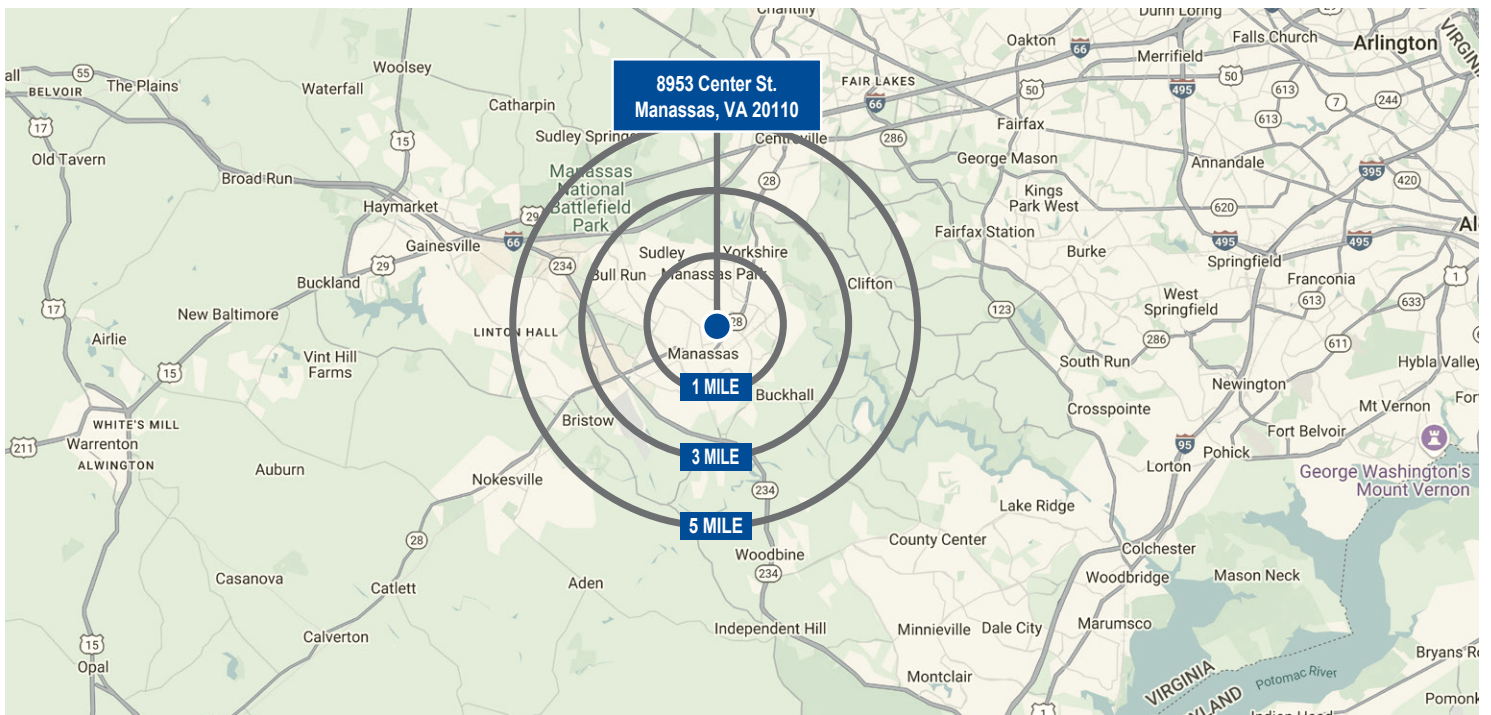


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## RETAIL/OFFICE FOR LEASE 8953 CENTER ST. MANASSAS, VA 20110

### 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

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