



OFFERING MEMORANDUM

FOR SALE | REAL ESTATE & BUSINESS

AUTO TRADEMARK

7591 Centreville Road
Manassas, VA 20111



PROPERTY OVERVIEW



REAL ESTATE INVESTMENT AND MANAGEMENT





RETAIL MAP



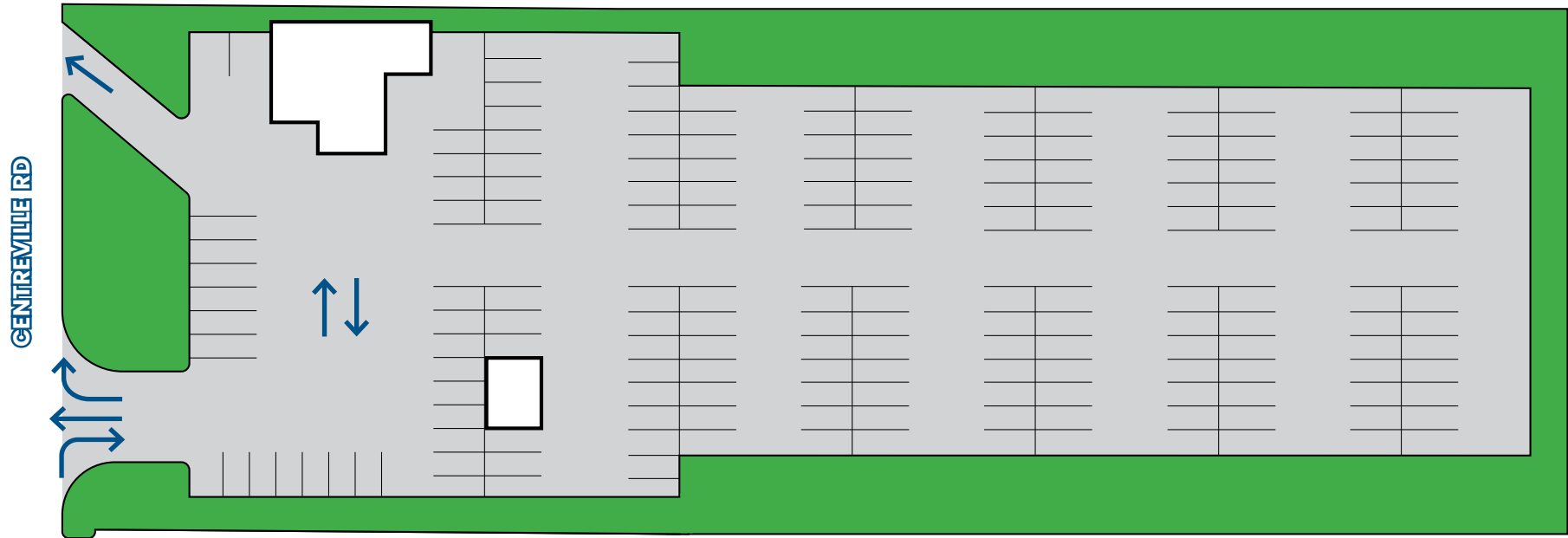
REAL ESTATE INVESTMENT AND MANAGEMENT



SITE PLAN



REAL ESTATE INVESTMENT AND MANAGEMENT



OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

PRICE	\$7,000,000
GROSS INCOME 2024	\$18M+
LOT SIZE	2.167 Acres
YEAR RENOVATED	2022
BUILDING A SQ. FT.	2,080 SF
BUILDING B SQ. FT.	613 SF
TOTAL SQ. FT.	2,693 SF
ZONING	B-1 (General Business)
SPECIAL USE PERMIT	SUP is current for automotive sales
TAX MAP #	7897-22-9962
PARKING	189 Spaces

B-1; ZONING GENERAL BUSINESS

This zoning district allows retail stores, shopping centers, offices, and institutional uses.

SPECIAL USE PERMIT

Special Use Permit allows for motor vehicle sales, leasing, repair, parts, service, and inventory storage/display.



SALES COMPS



BOOSALIS
PROPERTIES
REAL ESTATE INVESTMENT AND MANAGEMENT



9102 CARRIAGE LN, MANASSAS CITY

Sale Price	\$4,500,000
Sales Date	01/16/2025
Building Size	10,986 SF
Land Size	62,726 SF



10439 NOKESVILLE RD, MANASSAS CITY

Sale Price	\$4,500,000
Sales Date	07/12/2024
Building Size	7,298 SF
Land Size	49,820 SF



8104 CENTREVILLE RD, MANASSAS

Sale Price	\$3,500,000
Sales Date	02/07/2024
Building Size	11,000 SF
Land Size	77,972 SF



14530 JEFFERSON DAVIS HWY, WOODBIDGE

Sale Price	\$7,300,000
Sales Date	12/11/2023
Building Size	20,616 SF
Land Size	157,077 SF



7614 CENTREVILLE RD, MANASSAS

Sale Price	\$5,250,000
Sales Date	7/20/2021
Building Size	12,000 SF
Land Size	177,786 SF



8030 CENTREVILLE RD, MANASSAS

Sale Price	\$2,800,000
Sales Date	11/1/2018
Building Size	-
Land Size	122,404

INVESTMENT HIGHLIGHTS



REAL ESTATE INVESTMENT AND MANAGEMENT



For over 20 years, Auto Trademark has been committed to providing an exceptional car-buying experience in Northern Virginia. Offering high-quality used cars at competitive prices, Auto Trademark is one of the leading used car dealerships in Manassas, VA.

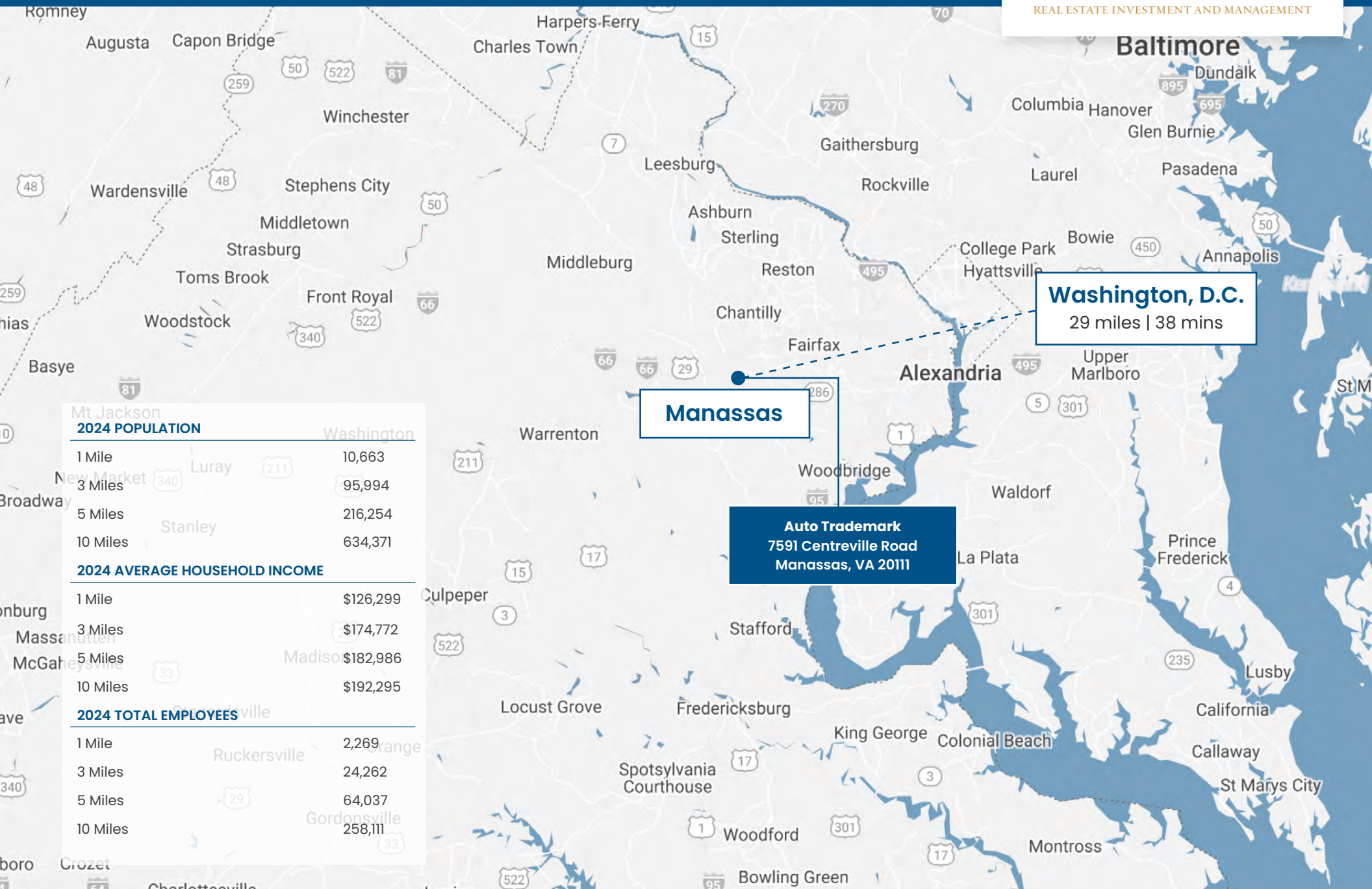
Located directly off Centreville Road (Rt. 28) this property is nestled on 2.167 acres and is surrounded by an abundance of commercial real estate and high density residential. This site has excellent visibility with high traffic volume, with Rt. 28 averaging about 54,000 VPD. Close to I-66 and Rt. 29, you couldn't ask for a location with better exposure and convenience.

This unique package offers a potential buyer the chance to own a well-established used car dealership, its real estate, and a proven reputation. With an SUP and financing instruments in place, the Auto Trademark operation is essentially turnkey for any dealership seeking a stable and vibrant new location.

LOCATION MAP



REAL ESTATE INVESTMENT AND MANAGEMENT



Manassas

Washington, D.C.

29 miles | 38 mins

Auto Trademark

7591 Centreville Road
Manassas, VA 20111

2024 POPULATION

	Washington
1 Mile	10,663
3 Miles	95,994
5 Miles	216,254
10 Miles	634,371

2024 AVERAGE HOUSEHOLD INCOME

	Washington
1 Mile	\$126,299
3 Miles	\$174,772
5 Miles	\$182,986
10 Miles	\$192,295

2024 TOTAL EMPLOYEES

	Washington
1 Mile	2,269
3 Miles	24,262
5 Miles	64,037
10 Miles	258,111

DEMOGRAPHICS



REAL ESTATE INVESTMENT AND MANAGEMENT

2024 SUMMARY	1 Miles	3 Miles	5 Miles	10 Miles
Population	10,663	95,994	216,254	634,371
Households	3,073	30,131	70,323	208,314
Families	2,375	22,380	51,278	157,502
Average Household Size	3.47	3.18	3.06	3.00
Owner Occupied Housing Units	1,894	20,759	47,568	156,701
Renter Occupied Housing Units	1,179	9,372	22,755	51,613
Median Age	33.3	35.9	36.0	37.9
Median HH Income	\$86,689	\$111,891	\$116,821	\$149,818
Average HH Income	\$111,479	\$155,156	\$163,348	\$196,295



\$72,366

PER CAPITA
INCOME



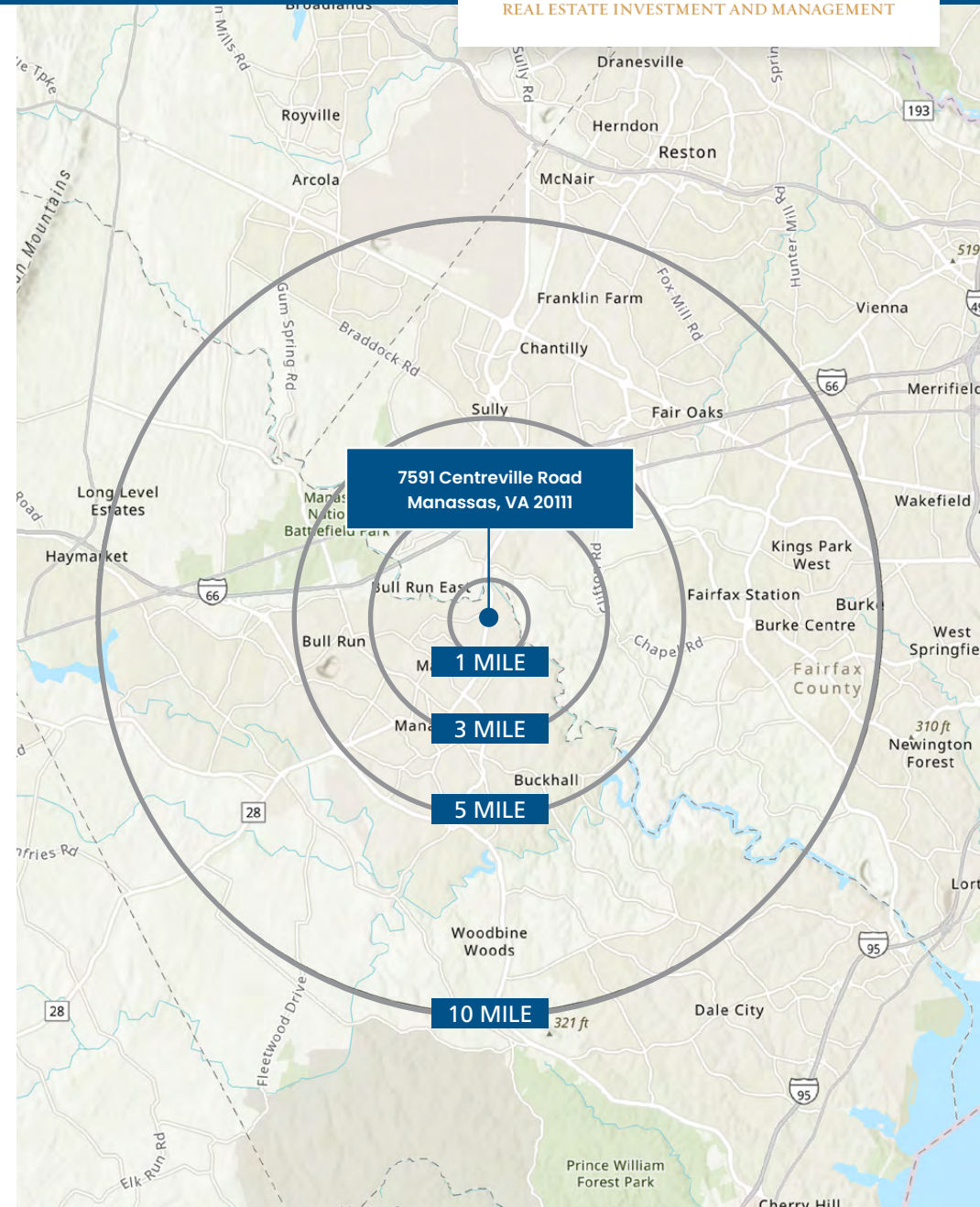
\$163,223

MEDIAN
HH INCOME



\$727,245

MEDIAN
NET WORTH



MARKETED BY BOOSALIS PROPERTIES



REAL ESTATE INVESTMENT AND MANAGEMENT



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