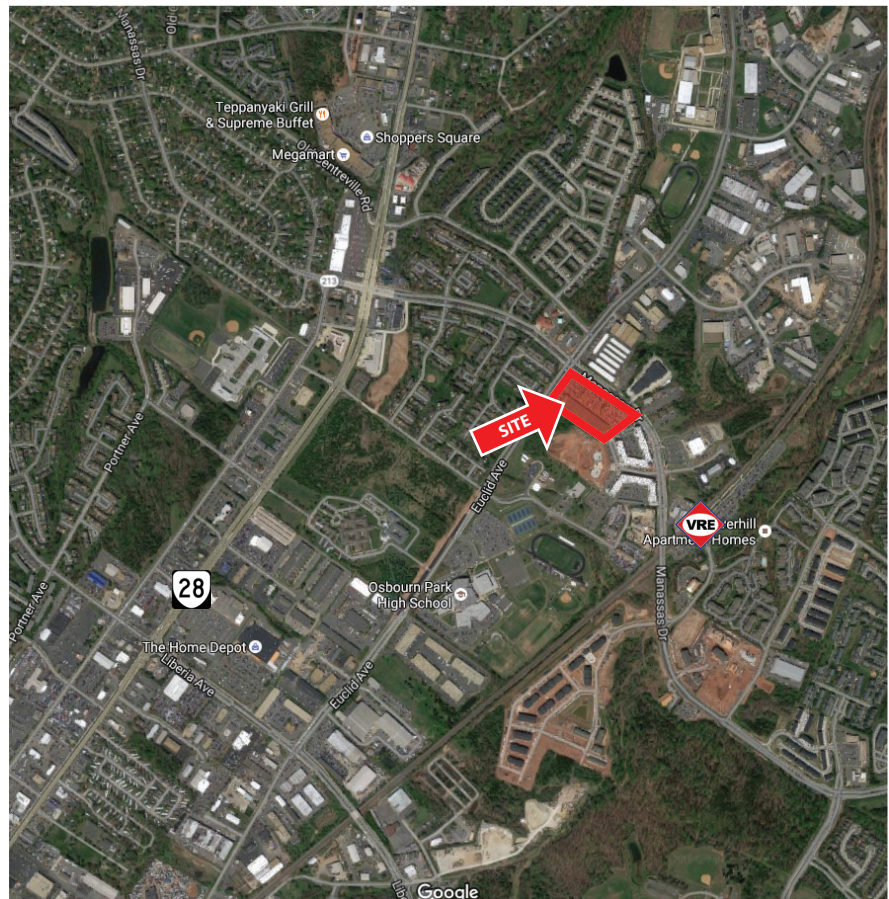


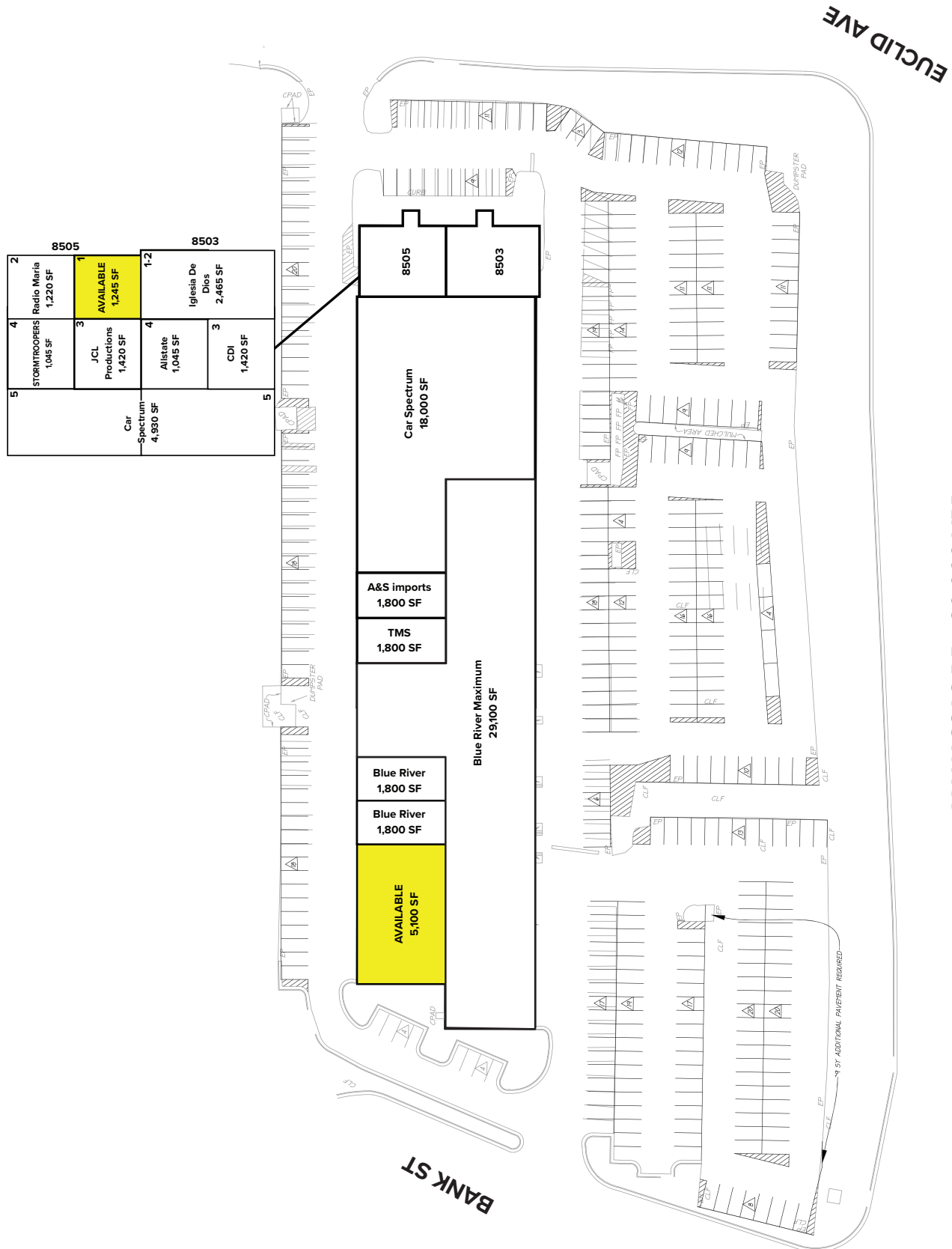


PROPERTY FEATURES:

- 1,245 SF OFFICE SPACE FOR LEASE
- 5,100 SF INDUSTRIAL SPACE FOR LEASE
- Located at the signalized intersection of Euclid Ave and Manassas Dr
- Walking distance to the Manassas Park VRE
- Easy access to Route 28 (Centreville Rd), half a mile away
- Downtown City of Manassas is two miles away
- Abundant parking
- Multiple means of ingress and egress

	Population	Avg HH Income	Daytime Population
1 Mile	15,498	\$102,358	8,147
3 Miles	74,863	\$105,191	29,795
5 Miles	180,460	\$115,911	67,477





MANASSAS DR - 20,000 VPD