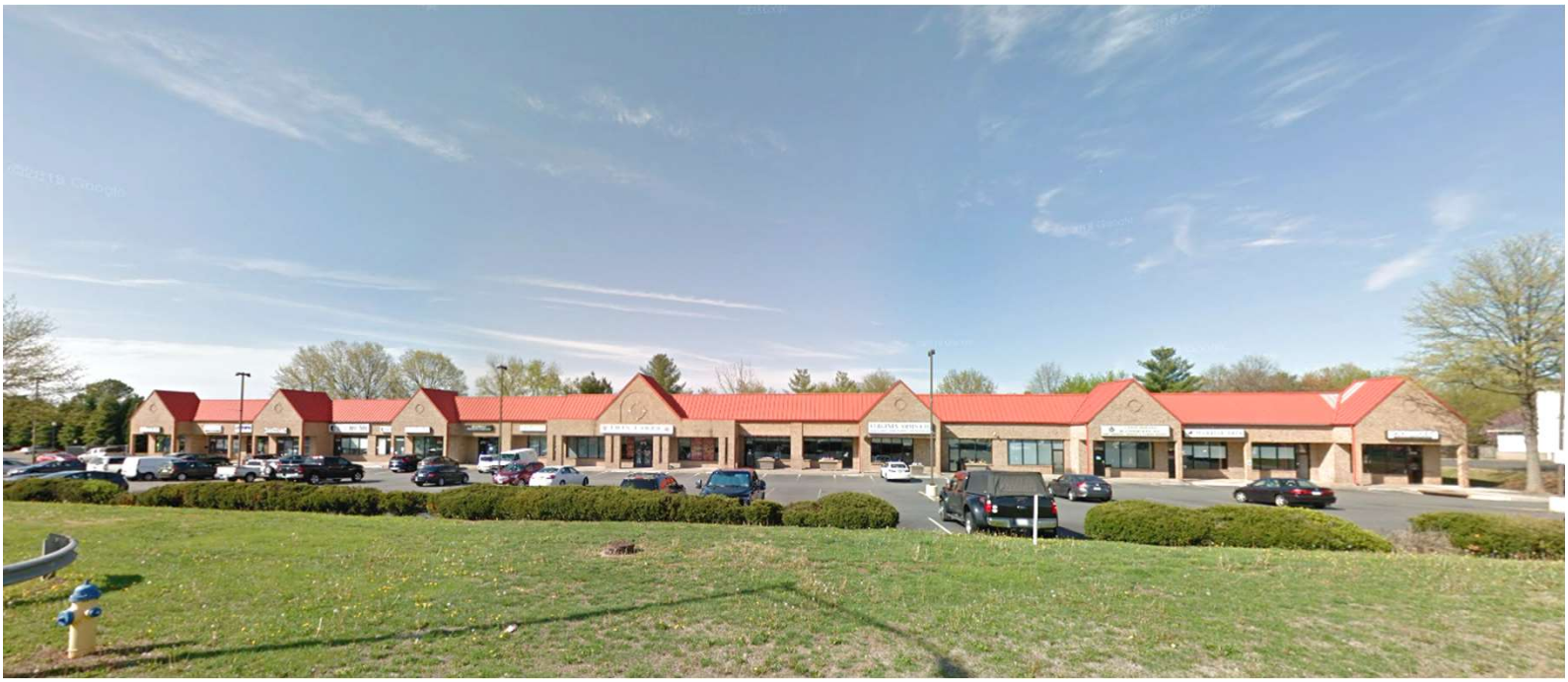
Retail Space For Lease

Cavalry Village Shopping Center

9750-9790 Center Street

Manassas, VA 20110



Prepared by:

Trust Properties, Inc.

Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com

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TRUST PROPERTIES

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Office (703) 392-0002 • Fax (703) 392-1140

For Lease: Retail
Cavalry Village Shopping Center

Area: Greater Manassas Area
Washington, DC Metropolitan Area

Location: 9750-9790 Center Street • Manassas, VA 20110

Tax Map: 101/43 00/1C11

Available:

Unit #	Address #	SF (Approx)
8	9776	1,206

Zoning: B-2 Neighborhood Commercial District
City of Manassas

Lease Rate: $16.50 per square foot, NNN

Lease Term: Minimum of 5 years

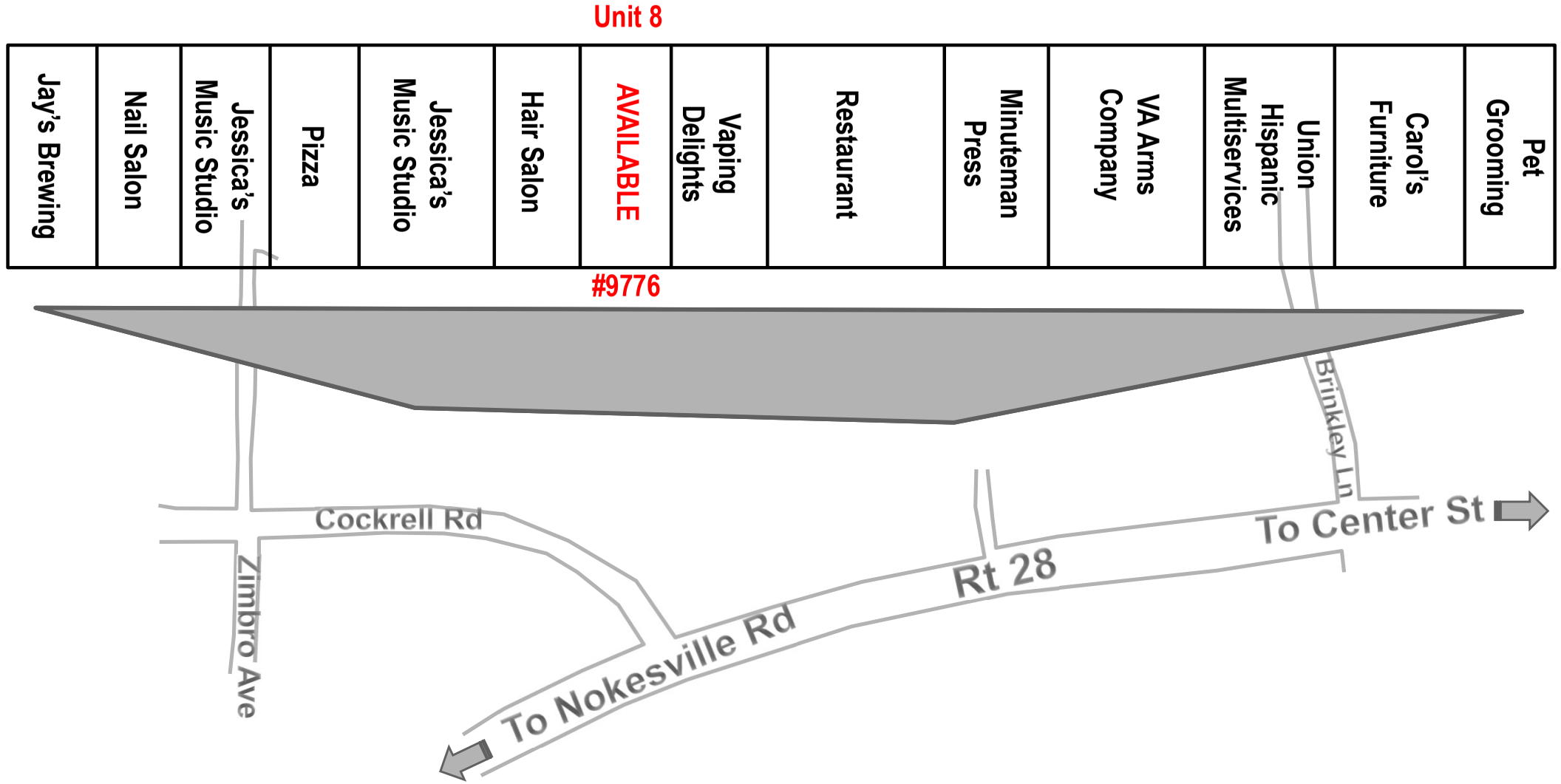
Comments:
- High visibility location
- Ample free surface parking
- Furniture & Fixtures not included
- Ample free surface parking
- Triple Net expenses (NNN) are estimated to be $3.86 per square foot for FY 2021

Contact: ***Office: 703-392-0002***

Patrick T. Sullivan II ***PSullivan@TrustPropertiesInc.com***
**Agent licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Jun.09.2022



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9750-9790 Center St • Manassas, VA 20110

AVAILABLE UNITS

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LOCATION MAP

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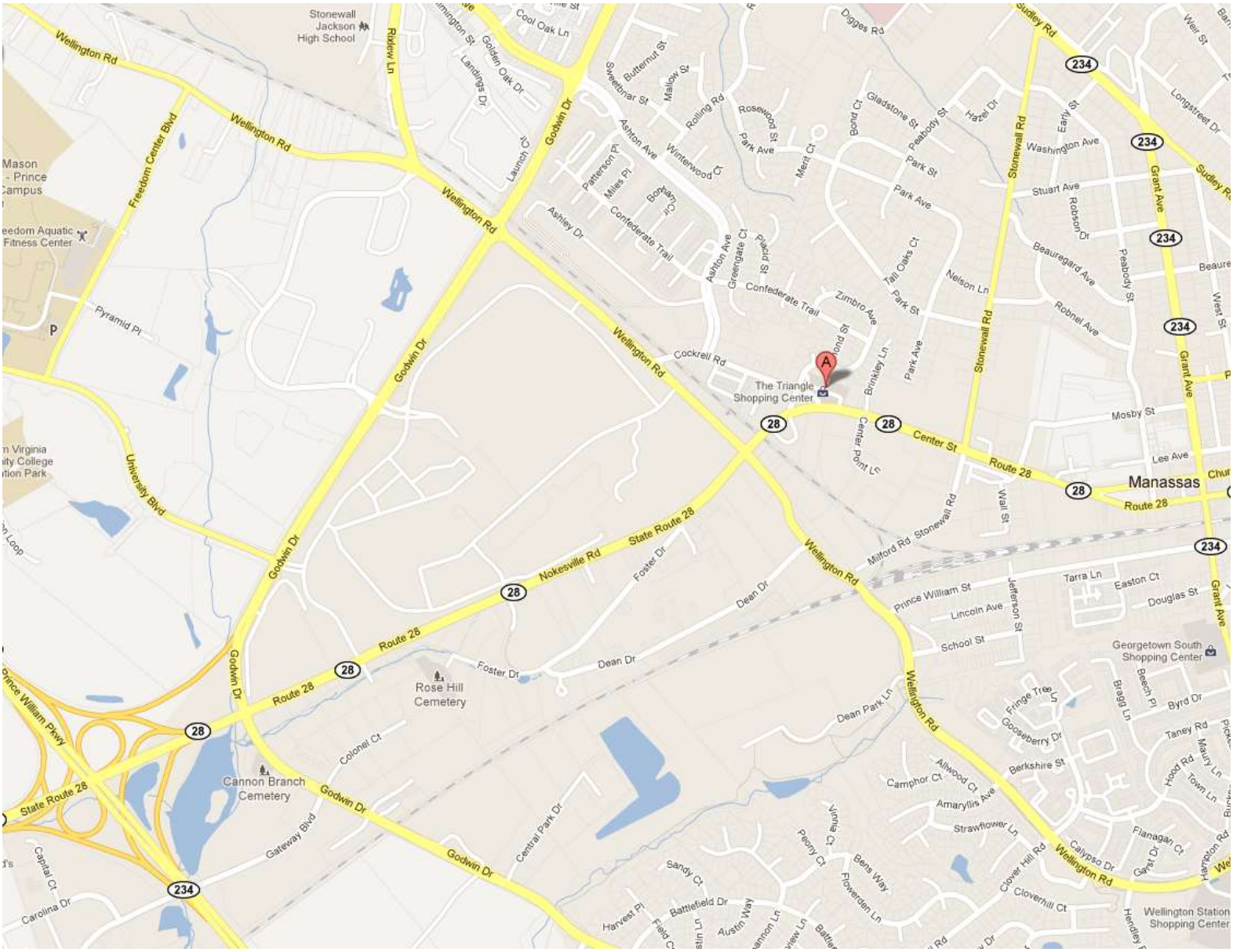
9750-9790 Center St • Manassas, VA 20110



Source: GoogleMaps

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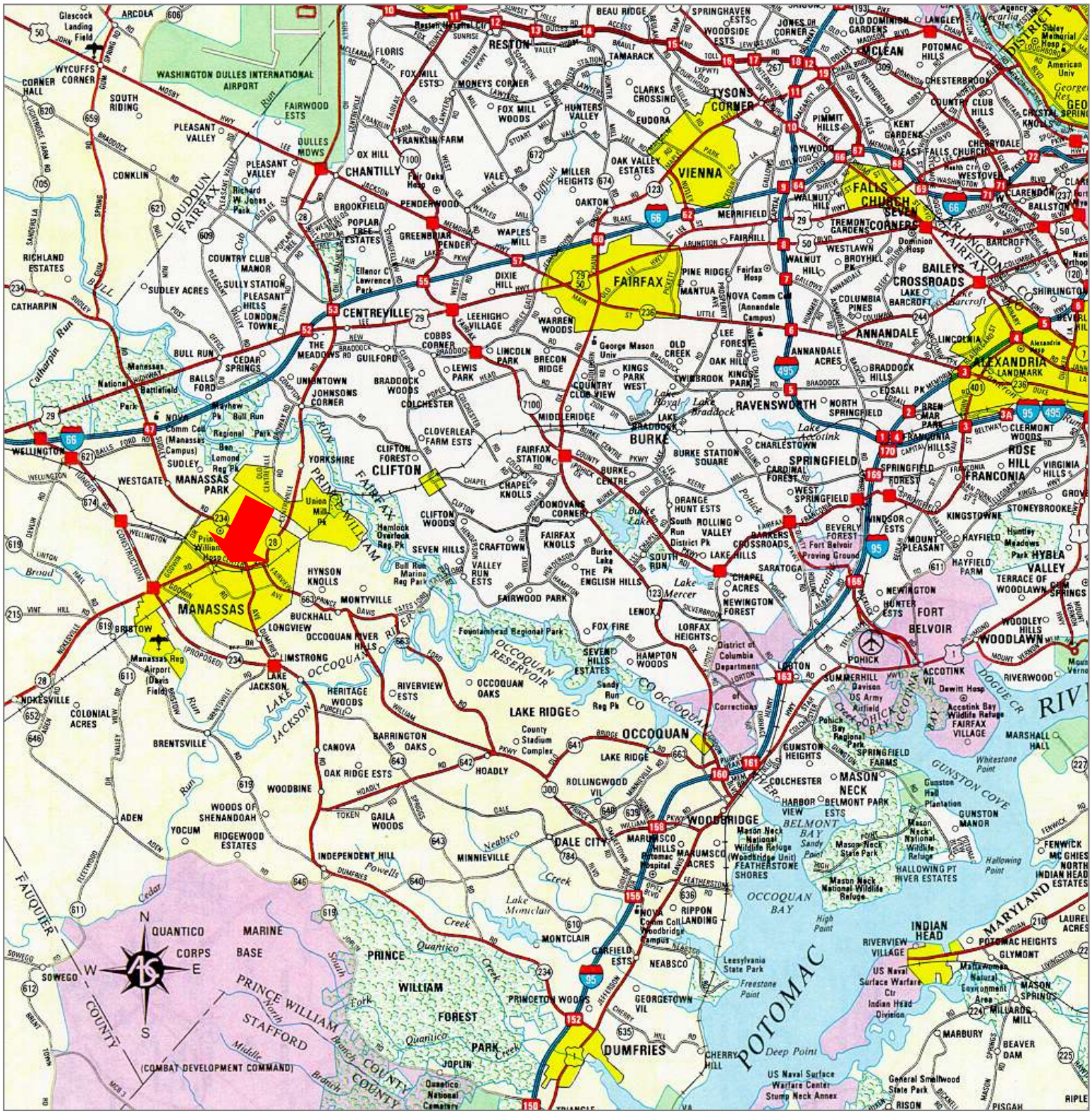
REGIONAL MAP

Cavalry Shopping Center
9750-9790 Center St • Manassas, VA 20110



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AERIAL MAP

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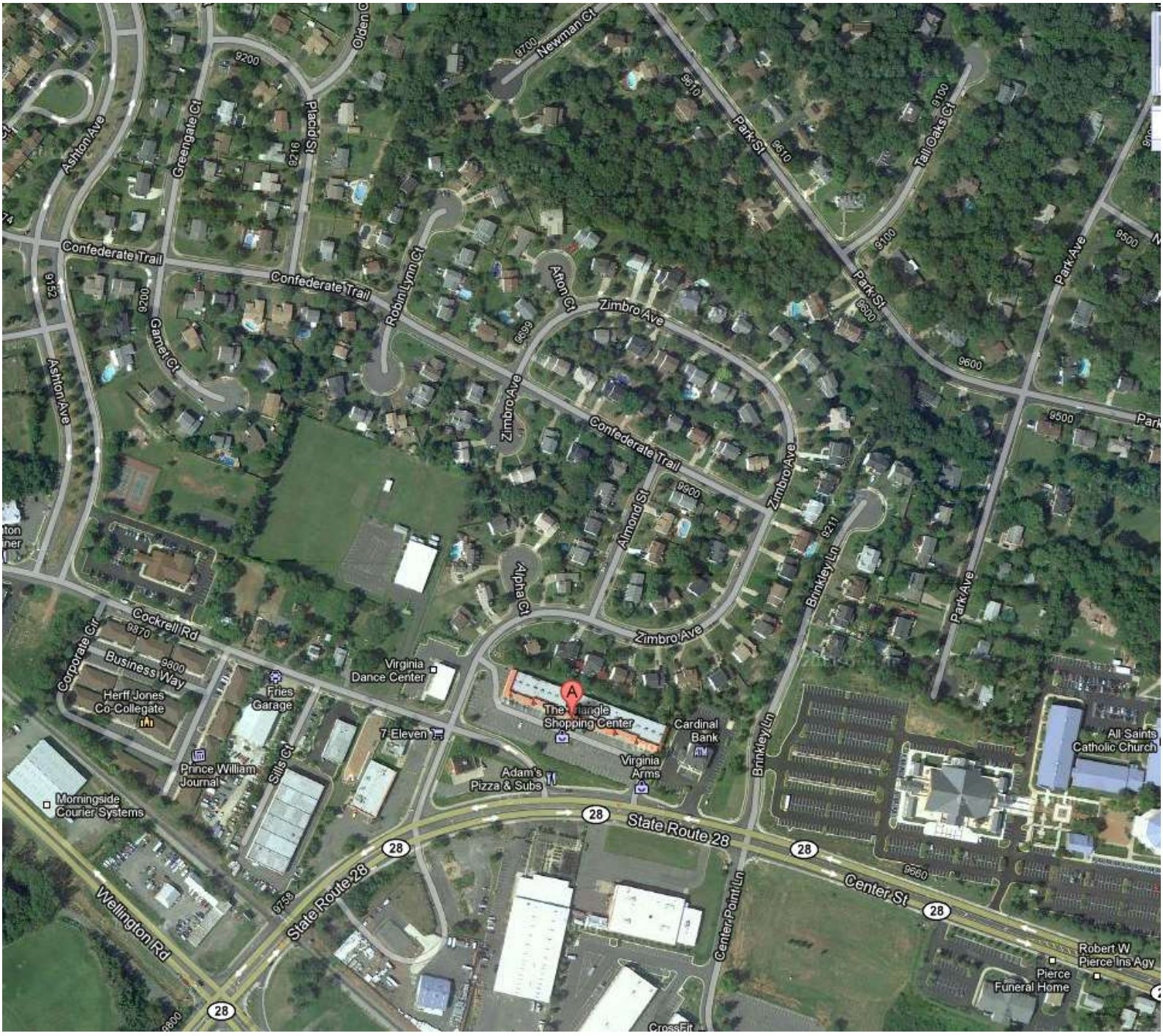

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AERIAL

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PICTURES

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PICTURES

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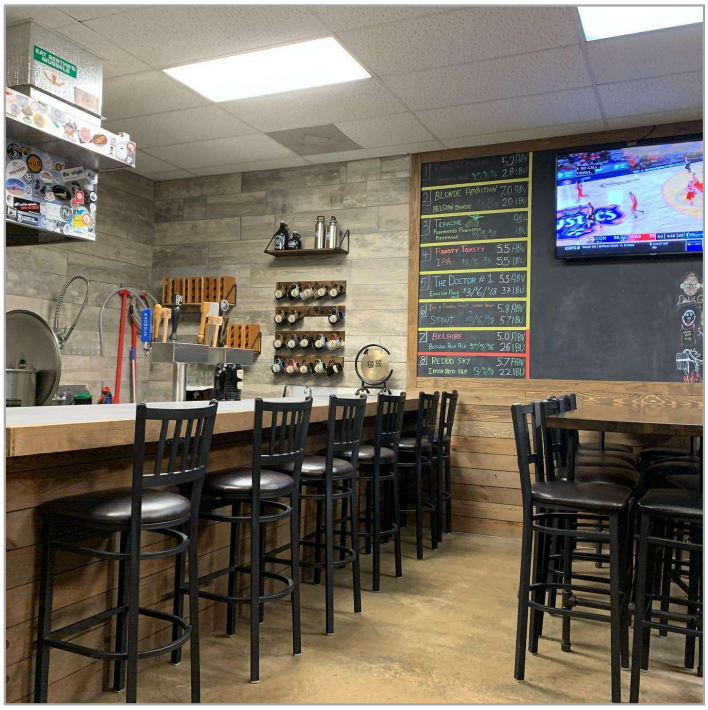

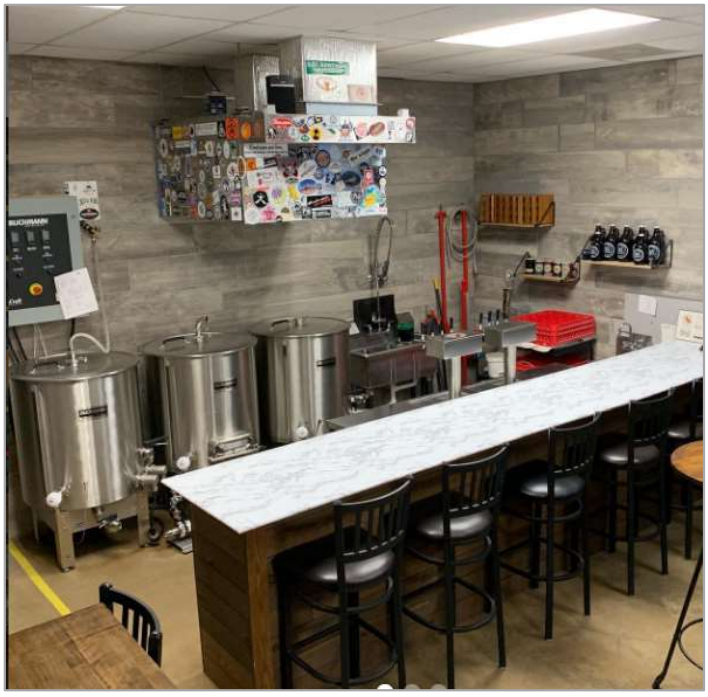

* Furniture and fixtures not included in sale

DIVISION 1. PERMITTED USES

Sec. 130-241. Use tables.

(a) Tables 1 and 2 list all use types and all zoning districts where the use type is permitted ("P") or permitted with approval of a special use permit ("S") in accordance with the requirements of Article IX of this chapter.

(b) All uses listed in Tables 1 and 2 not specifically permitted ("P") or permitted with approval of a special use permit ("S") are prohibited.

(c) Overlay districts: Regardless of whether the use table lists a use type as permitted or permitted with approval of a special use permit, the use type shall be restricted or prohibited by the requirements of any overlay district.

(d) The "Additional Requirements" column in Tables 1 and 2 is for reference only and is not intended as an all-inclusive listing of all local, state, or federal requirements and regulations applicable to a use type.

TABLE 2

"P"= Permitted By-Right "S"= Special Use Permit is Required

Use Type	Zoning Districts									Additional Requirements
	Non-Residential & Mixed Use Districts									
	I-A	B-2[1]	B-3	B-3.5	PMD	B-1[2]	B-4	I-1	I-2	
RESIDENTIAL										
Age-Restricted Housing				P	P					Sec. 130-308
Duplex				P	P					
Dwelling, Multifamily			P	P	P					
Dwelling, Single-Family Attached				P	P					
Dwelling, Single-Family Detached			P	P	P					
Group Home			P	P	P					
Manufactured Home										Sec. 130-98
Manufactured Home Park										Sec. 130-98
Private Community Recreational Use			P	P	P					
ASSEMBLY & INSTITUTIONAL										
Assembly, Place of (less than 50 persons)	S	P	P	P	P	P	P	S		
Assembly, Place of (50 or more persons)	S	S	S	S	S	S	S	S		
Broadcasting or Telecommunication Tower	S	S			S	S	S	S	S	
Broadcasting or Telecommunication Towers, Administrative Review	P	P	P	P	P	P	P	P	P	Sec. 130-92

Business or Trade School (less than 50 persons)	P	P	P	P	P	P	P	P		
Business or Trade School (50 or more persons)	S	S	S	S	S	P	P	S		
Cemetery		S	S	S	S	S	S	S		
Child Care Center	S	P	S	S	P	S	P	S		
Children's Residential Facility				S	S					
Congregate/Continuing Care, Assisted Living Facility				S	S					
Cultural Facility	S	P	P	P	P		P			
Day Care Center, Adult		P	S	S	P	S	P	S		
Educational Facility, College or University	S		S	S	S	S	S	S		
Educational Facility, Primary or Secondary	S		S	S	S	S	S	S		
Hospital					S	S	S			
Medical Care Facility		S	S	S	S	S	S			
Nursing Home				S	S					
Public Dancehall							S	S		Ch. 14
Public Facility	P	P	P	P	P	P	P	P	P	
Public Utility	P	P	P	P	P	P	P	P	P	
Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater)								P		Sec. 130-103
Shelter, Residential							S	S		
COMMERCIAL										
Agriculture and Silviculture										
Airport or Aviation Facility	P							P		
Antique Shop		P	P	P	P		P			
Bed and Breakfast			P	S	S					Sec. 130-91
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)		P	P	P	P		P			
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)		S	S	S	P		P	P	P	
Business Support Service	P	P	P	P	P	P	P	P	P	
Car Wash		S			S		P	S		
Catering Facility	P	P	P	P	P		P	P		
Construction Material Sales							P	P		Sec. 130-61
Consumer Repair or Contractor/Tradesperson Services		P	S	S	S		P	P	P	
Craft Shop		P	P	P	P		P	P		Sec. 130-61
Crematory		S	S	S	S	S	S	S	S	
Financial Institution		P	P	P	P	P	P	P		

Garden Center							P	P		Sec. 130-61
Gasoline Station	S	S			S		S	S	S	
Heliport	P				S		S	S		
Hotel	S		P	P	P		P			
Kennel					S		S	S		Sec. 130-97
Liquor Store							P			Sec. 130-94
Mini-Warehouse or Self-Storage							P	P	P	
Motor Vehicle Parts/Supply Establishment							P	P	P	
Motor Vehicle Service							S	S	P	Sec. 130-100
Motor Vehicle Sales and Rental	S						S	S	P	Sec. 130-99
Office, General	P	P	P	P	P	P	P	P		
Office, Medical		P	P	P	P	P	P			
Parking Structure, Multilevel	P		P	P	P	P	P	P	P	
Personal Improvement Service	P	P	P	P	P	P	P	P		
Professional Personal Service	P	P	P	P	P	P	P			
Restaurant	P	P	P	P	P		P			
Retail Sales	P	P	P	P	P	P	P			
Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)								P	P	Sec. 130-103
Short-Term Loan Establishment							P			Sec. 130-94
Specialty Food Shop	P	P	P	P	P	P	P	P		
Tattoo Parlor and/or Body Piercing Salon							P			
Veterinary Hospital		P	P	P	P		P	S		
INDUSTRIAL										
Heavy Equipment Sales and Rental								S	P	Sec. 130-99
Laboratory	P					P		P	P	
Laundry, Commercial								P	P	
Manufacturing, Heavy									S	
Manufacturing, Light	P							P	P	
Motor Vehicle Repair								S	P	Sec. 130-100
Research and Development	P					P		P	P	
Storage Yard/Facility/Chemical Storage/Tank Farm (Hazardous Materials)	S							S	S	
Storage Yard/Facility/Chemical									P	

Storage/Tank Farm (Non-Hazardous Materials)										
Truck Terminal									P	
Warehousing and Distribution	P							P	P	
Wholesale Trade	P							P	P	
ACCESSORY										
Accessory Uses	P	P	P	P	P	P	P	P	P	Sec. 130-57
Amateur Radio Tower			P	P	P					Sec. 130-57
Caretaker Quarters							P	P	P	
Family Day Home			P	P	P					Sec. 130-93
Family Health Care Structure, Temporary			P	P	P					Sec. 130-104
Home Business			S	S	S					Sec. 130-95
Home Occupation			P	P	P					Sec. 130-96
Temporary Use (Outdoor Events)	P	P	P	P	P	P	P	P	P	Sec. 130-104 Ch. 14
Temporary Use (Outdoor Sales)	P	P	P	P	P	P	P	P	P	Sec. 130-104
Yard Sale, Residential			P	P	P					Sec. 130-101

[1] All uses subject to floor area limit of 10,000 square feet.

[2] Refer to section 130-301 for list of uses subject to 25% gross floor area limit.

(Ord. No. O-2015-15, § 1, 5-11-2015 ; Ord. No. O-2016-19, § 1, 6-27-2016, eff. 7-1-2016 ; Ord. No. O-2017-01, § 1, 8-22-2016 ; Ord. No. O-2019-04, 10-22-2018 ; Ord. No. O-2021-06 , § 1, 2-8-2021)

Sec. 130-242. Prohibition of uses deemed a public nuisance.

No person shall be permitted in any zoning district to conduct any activity that by reason of its nature or manner of operation emits noxious or injurious odors, dust, smoke, particulates, fumes, noise, vibrations, waste, fire, or explosion, and is not otherwise permitted by this chapter. The zoning administrator shall be the agent for the city to make the determination if an activity is a public nuisance under the requirements of this section.

(Ord. No. O-2015-15, § 1, 5-11-2015)

Sec. 130-243. Retail sales from mobile retail vehicles prohibited.

No person shall be permitted to conduct retail sales on any parcel in the city from any mobile retail vehicle, except as permitted under section 130-104 or section 102-42.

(Ord. No. O-2015-15, § 1, 5-11-2015)

Secs. 130-244—130-260. Reserved.

Sec. 130-302. B-2 neighborhood commercial.

(a) *Purpose and intent.* The B-2 neighborhood commercial district is intended to implement the Comprehensive Plan's Neighborhood Business Character Area and to provide locally-serving office, retail, service, and institutional uses at a scale and level appropriate adjacent to a suburban or traditional residential neighborhood setting.

(b) *Uses permitted.* See section 130-241.

(c) *Maximum structure height.* No structure shall be greater than 35 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.

(d) *Minimum setbacks and structure location requirements:*

(1) Front, 15 feet from any street right-of-way line.

(2) Side and rear:

a. None adjacent to a "B" or "I" district lot line.

b. 25 feet from any "R" district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.

(e) *Off-street parking requirements.* See Article VI of this chapter.

(f) *Open space and tree canopy requirements.* See Article VII of this chapter.

(g) *Drive-through windows.* Drive-through windows are only permitted subject to approval of a special use permit in accordance with the requirements of Article IX of this chapter and in conformance with the DCSM.

(h) *Floor area.* The gross floor area of any individual principal use shall not exceed 10,000 square feet.

(i) *Outdoor display and outdoor storage.*

(1) All uses shall be conducted entirely within an enclosed building with no outdoor storage with the following exceptions:

a. Outdoor dining may be conducted.

b. Outdoor display. See section 130-61.

c. No exterior runs or exercise areas are permitted for veterinary hospitals.

(j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from commercial uses into adjacent "R" districts, there shall be provided within the B-2 zone continuous opaque screening and landscape buffer, a minimum of 25 feet in width along the common boundary line between the "R" and the B-2 district. Such screening shall conform to the DCSM.

(Ord. No. O-2015-15, § 1, 5-11-2015 ; Ord. No. O-2021-06 , § 1, 2-8-2021)