

Exclusive Offering Memorandum

# YORKSHIRE SHOPPING PLAZA

LONG & FOSTER<sup>®</sup>  
COMMERCIAL DIVISION



Located in an OPPORTUNITY ZONE  
First Sale in Almost 40 Years  
Currently Self Managed  
Ideal Value-Add Offering

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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# Exclusive Offering Summary



Long & Foster Commercial has been exclusively retained to offer, Yorkshire Shopping Plaza which represents a rare opportunity to acquire a nearly 22,000 SF neighborhood retail center in Northern Virginia.

Located in Manassas, Virginia approximately 30 miles west of Washington, DC the property features 4 free standing buildings nearly 350 feet of frontage on Route 28 / Centreville Road, the main state highway which runs through Prince William County and features 50,000 vehicles per day. This offering represents the first sale of the property in almost 40 years. Currently, the property is self-managed featuring an assortment of local tenants anchored by the Yorkshire Restaurant which has been in business for over 30 years. There remains significant potential to renovate or improve the property and increase rents and/or obtain enhanced tenancy.

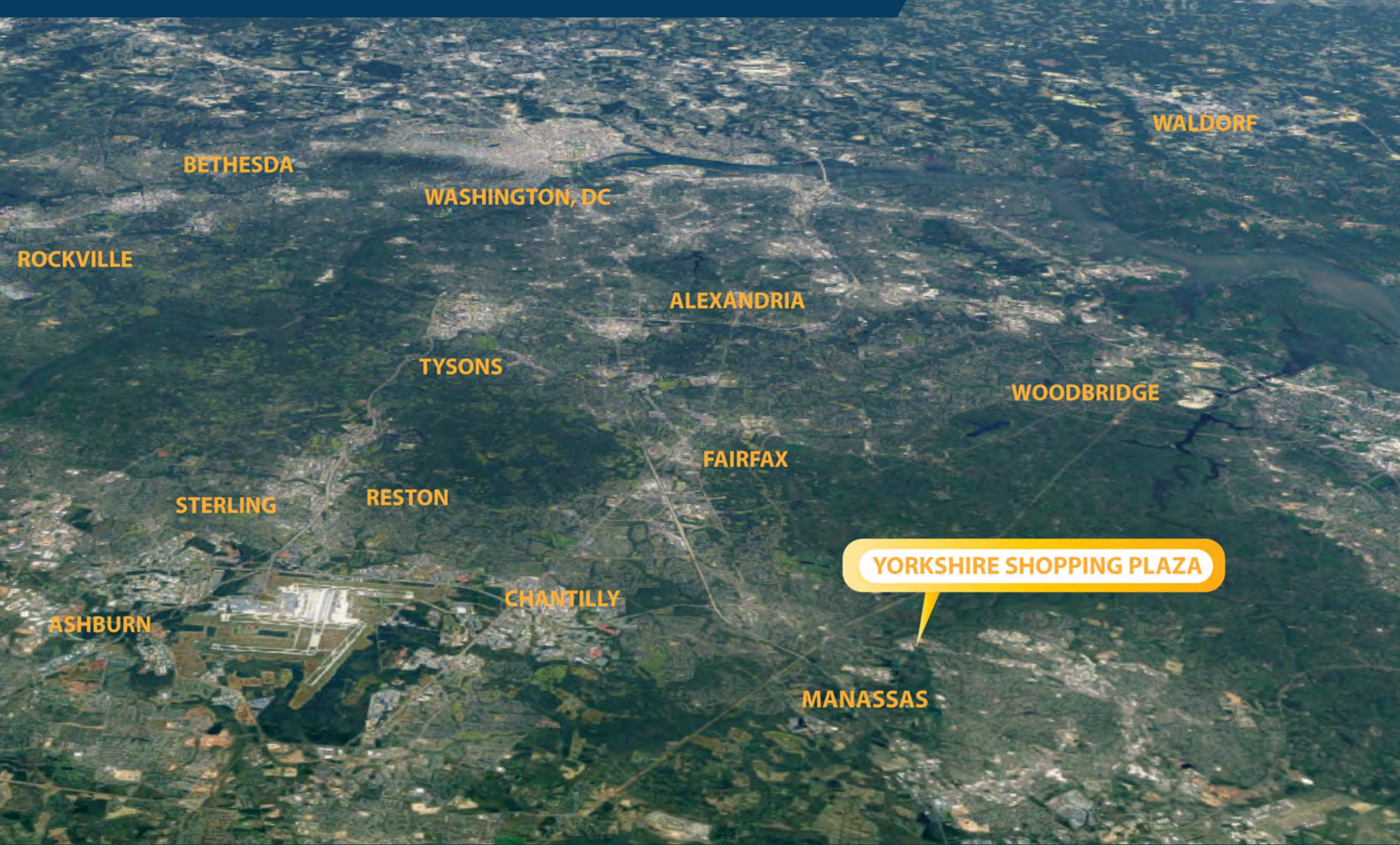
Furthermore, the property is situated in a newly created Opportunity Zone, which was established by the Tax Cuts and Jobs Act of 2017. This potentially allows investors significant tax savings and in some cases, they may pay no tax on the gain from the appreciation of the opportunity zone investment, depending on the holding period.

**The property is being offered at \$4,700,000 (\$221 PSF)**

## PROPERTY DETAILS

❖ Address	7537 - 7677 Centreville Road Manassas, Virginia 20111
❖ Traffic Count	50,000 VPD
❖ MSA	Washington, DC
❖ Parking	Ample Parking / 69 Surface Spaces
❖ Zoning	B - 1
❖ Property SF	Nearly 22,000 SF across all 4 buildings
❖ Lot Size	Approximately 2.2 Acres





**YORKSHIRE SHOPPING PLAZA**



# OPPORTUNITY ZONE



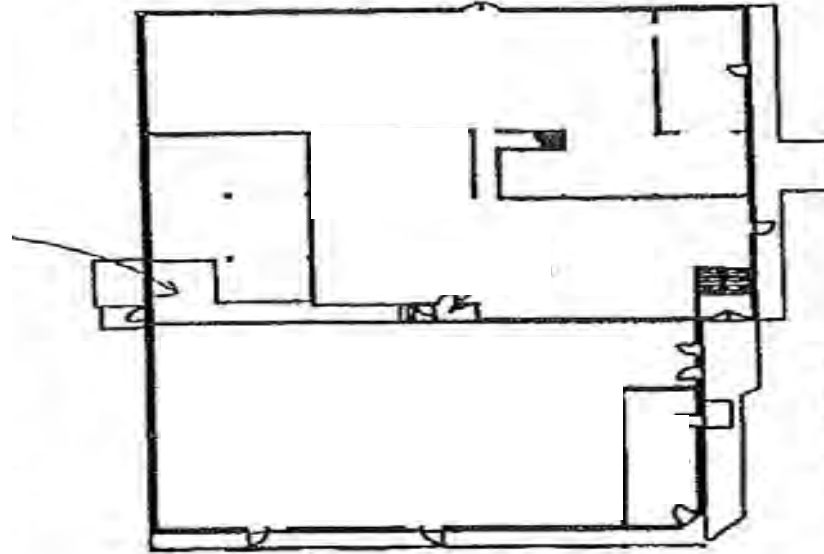
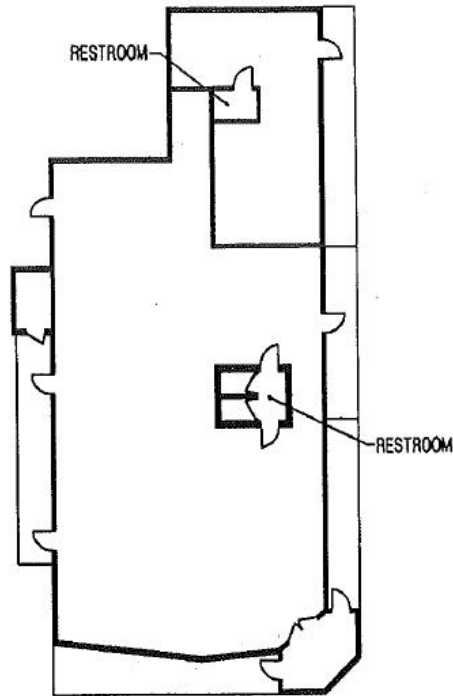
Long & Foster | 703.506.2850  
8227 Old Courthouse Road | Suite 200  
Vienna, Virginia 22182

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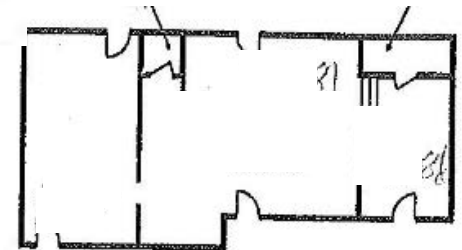
# FLOOR PLANS

**Building D:** 12,396 SF SF  
Units: 7547 - 7559

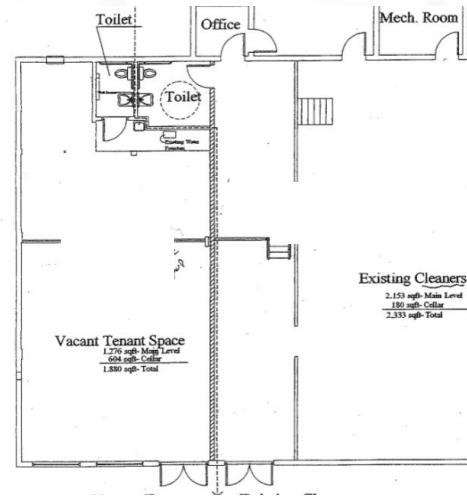
**Building A:** 3,839 SF  
Units: 7537 & 7545



**Building C:** 1,533 SF  
Units: 7581-7677



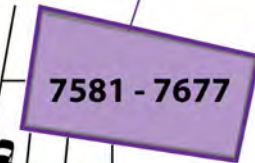
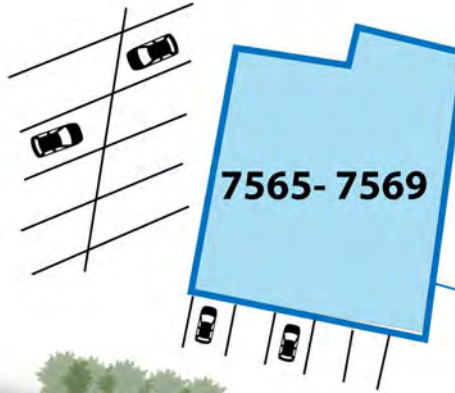
**Building B:** 3,429 SF  
Units: 7565 - 7569



**\*\*NOT DRAWN TO SCALE**

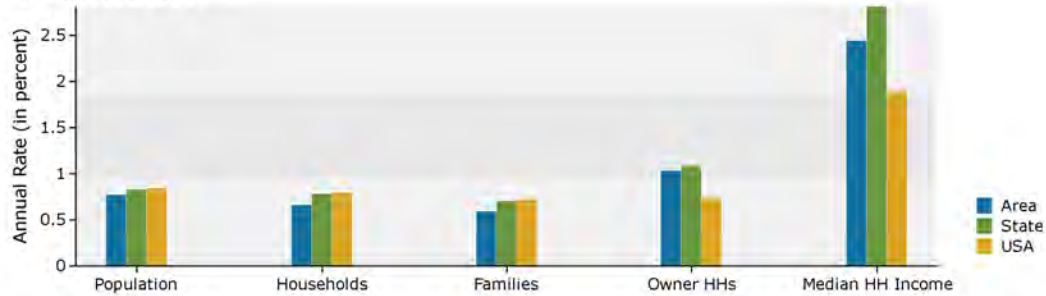
# SITE MAP

Available Rent Roll Upon Request

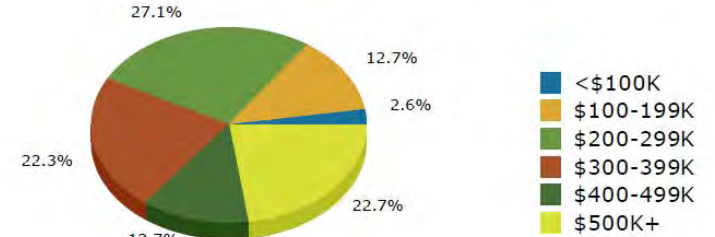


**3 miles**

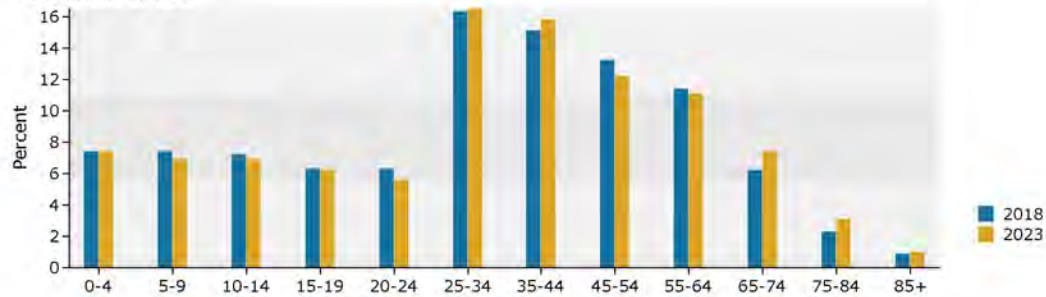
Trends 2018-2023



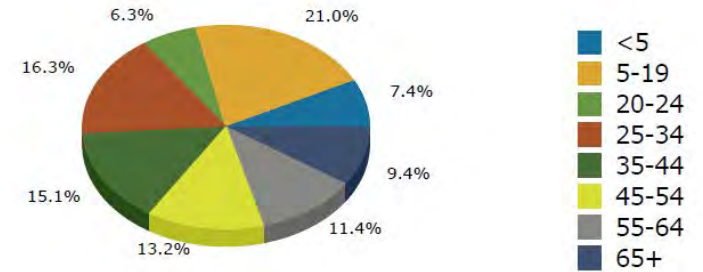
2018 Home Value



Population by Age



2018 Population by Age



## Statistical Snapshot:

(Within 3 mile radius)



VPD on Centreville RD  
**50,000**



AVERAGE HOUSEHOLD INCOME  
**\$113,761**



TOTAL POPULATION  
**92,268**



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