

RETAIL END CAP FOR LEASE IN CATHARPIN

4671 Sudley Road
Catharpin, VA 20143



Formerly a daycare on end cap of retail strip center on Sudley Road in Catharpin at the entrance to the Digital Gateway and Manassas Battlefield. 3,257 SF suite comprises of several large rooms or classrooms with waiting area and reception. Small outside area for play area is adjacent to the unit and there is a large park with ball fields that adjoins the retail center. Exterior building signage is available. This unit is ideal for daycare, retail, vet clinic, school, church, brewery, hair salon and spa, medical or dental, restaurant or office and zoned B-3. Located on Sudley Road near Rt-29, Rt -15 and I-66 between Gainesville, Haymarket and Manassas.

Lease Rate: \$5,971.17 A Month or \$22.00 PSF, NNN

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com
Website: www.wright-realty.com

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.





GROSS INTERNAL AREA
 FLOOR 1: 3257 sq ft
 TOTAL: 3257 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





Sec. 32-401.30. - B-3, Convenience Retail District; purpose and intent.

The intent of the B-3 District is to provide for areas within the rural area as defined by the Comprehensive Plan where convenience goods and services may be located. The B-3 District is intended to implement the convenience retail land use classification of the Comprehensive Plan. The purpose of this district is to serve nearby residents, rather than pass-by or regional traffic, promote employment opportunities, and enhance the tax base of Prince William County.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.31. - Uses permitted by right.

The following uses shall be permitted by right in the B-3 District:

1. Adult day care facility.
2. Assisted living facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Child-care facility.
5. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
6. Dry cleaning pick-up facility.
7. Event center/meeting hall.
8. Financial institution.
9. Garden center.
10. Gunsmith.
11. Locksmith.
12. Medical or dental office and clinic.
13. Mortuary, funeral home (except in shopping centers or shopping malls).
14. Office.
15. Pet store, in accordance with the provisions of section 32-400.24.
16. Place of religious worship or assembly.
17. Quick service food store.
18. Recycling collection points, subject to the standards in section 32-250.84.
19. Religious institution.
20. Restaurant.
21. Restaurant, carry-out.
22. Retail store.
23. Shoe repair.
24. Tailor, seamstress shop.
25. Veterinary hospital.
26. Wedding chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14)

Sec. 32-401.32. - Secondary use.

The following uses shall be permitted by right in the B-3 District only in conjunction with and secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Medical or dental laboratory, secondary to a medical or dental clinic.
2. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.33. - Special uses.

The following uses shall be permitted in the B-3 District with a Special Use Permit.

1. Boarding/kenneling of pets accessory to a pet store.
2. Continuing care retirement community.
3. Crematory, secondary to a funeral home.
4. Marina.
5. Motor vehicle fuel station, retail.
6. Pet care facility, in accordance with the provisions of section 32-400.24.
7. Restaurant, drive-in/drive-up, or drive-through, in accordance with the standards for drive-in facilities specified in section 32-400.07.

(Ord. No. 99-50, 7-6-99, Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 17-84, Attch., 10-17-17)

Sec. 32-401.34. - Development standards.

1. The following standards shall apply to the B-3 District:
 - (a) The minimum district size shall be one acre and the maximum district size shall be five acres.
 - (b) The district shall have at least 200 feet along any contiguous public roadways, and be served by at least one road designated in the Comprehensive Plan as a major collector or larger.
 - (c) There shall be no minimum lot width or depth.
 - (d) The maximum lot coverage shall be 80 percent with a required minimum open space area of 20 percent.
 - (e) The maximum height for all structures shall be 35 feet or as permitted pursuant to section 32-400.03.
 - (f) The maximum floor area ratio (FAR) shall be 0.10.
 - (g) The non-residential uses shall not exceed 15,000 gross square feet, with no single use larger than 8,000 gross square feet.
2. If located within 200 feet of residentially zoned property, then 1) sections 32-250.30 et seq. of the chapter must be met, and 2) hours of operation shall be limited from 6:00 a.m. to 12:00 midnight, unless otherwise specifically approved by the Board of County Supervisors as part of a proffered rezoning or Special Use Permit application.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.34 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. No. 94-76, enacted Nov. 1, 1994, and pertained to provisional uses in the B-3 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former § 32-401.35 has been renumbered accordingly.

Sec. 32-401.35. - Setbacks.

1. The front setback for the principal building shall be 55 feet. For a corner lot, a setback of 20 feet shall be required along the side street.
2. Except when other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-3 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94)

Editor's note— Former § 32-401.36 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Secs. 32-401.40—32-401.47. - Reserved.

Editor's note— Former §§ 32-401.40—32-401.47 pertained to the B-R district and were intended to implement the regional commercial center land use classification of the County's Comprehensive Plan. No property in Prince William County is zoned B-R and, pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the provisions have been deleted. Former § 32-401.41, entitled "Uses Permitted by Right, derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 94-1, enacted Jan. 11, 1994, Ord. No. 97-74, enacted July 22, 1997, Ord. No. 98-30, enacted Apr. 21, 1998 and Ord. No. 03-52, enacted July 1, 2003. Former § 32-401.42, entitled "Ancillary Uses," derived unchanged from Ord. No. 91-237, adopted Oct. 22, 1991. Former § 32-401.43, entitled "Special Uses," derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 94-1, enacted Jan. 11, 1994, Ord. No. 97-74, enacted July 22, 1997, Ord. No. 98-30, enacted Apr. 21, 1998, Ord. No. 00-78, enacted Oct. 17, 2000 and Ord. No. 03-52, enacted July 1, 2003. Former § 32-401.44, entitled "Provisional Uses," derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 92-46, enacted Apr. 21, 1992, Ord. No. 92-68, enacted June 23, 1992, Ord. No. 94-76, enacted Nov. 1, 1994, Ord. No. 98-30, enacted Apr. 21, 1998, Ord. No. 98-62, enacted July 7, 1998 and Ord. No. 00-78, enacted Oct. 17, 2000. Former § 32-401.45, entitled "Special Application Requirements," derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 94-1, enacted Jan. 11, 1994. Former § 32-401.46, entitled "Development Standards," derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 94-1, enacted Jan. 11, 1994. Former § 32-401.47, entitled "Yards and Setbacks," derived from Ord. No. 91-237, adopted Oct. 22, 1991, and amended pursuant to Ord. No. 94-67, enacted Oct. 4, 1994.