

BRAND NEW 15-YEAR LEASE

Single Tenant Investment Opportunity

CHASE 

(W/ Drive-Thru | S&P: A+)

Absolute NNN (Ground Lease) | Investment Grade Tenant (S&P: A+)



9560 Liberia Avenue

MANASSAS VIRGINIA

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP



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SITE OVERVIEW





PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,938,000
Net Operating Income	\$197,500
Cap Rate	4.00%

PROPERTY SPECIFICATIONS

Property Address	9560 Liberia Avenue Manassas, Virginia 20110
Rentable Area	3,400 SF
Land Area	0.61 AC
Year Built / Remodeled	2004 / 2022
Tenant	Chase Bank
Lease Signature	Corporate (Chase Bank, National Association)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years & Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	September 2022 (est.)
Lease Expiration	September 2037 (est.)



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chase Bank	3,400	September 2022	September 2037	Year 1	-	\$16,458	\$197,500	3 (5-Year)
				Year 6	10%	\$18,104	\$217,250	
				Year 11	10%	\$19,915	\$238,975	

Brand New 15-Year Lease | Investment Grade Tenant | 10% Rental Increases | Options To Extend

- Brand new 15-year ground lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by Chase Bank, National Association, an established bank and an investment grade tenant (S&P: A+)
- The ground lease features 10% rental increases every 5 years and at the beginning of each option period

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the land
- No landlord responsibilities

Strong Demographics In 5-Mile Trade Area | Affluent Household Income

- More than 148,000 residents and 62,080 employees support the trade area
- Features an average household income of \$125,000

Signal Hill Shopping Center Outparcel | Dense Retail Corridor | Surrounding Shopping Centers | Strong Tenant Synergy

- Chase Bank is positioned as an outparcel to Signal Hill Shopping Center, a 100k+ SF shopping center anchored by Fresh World and includes other tenants such as Panera Bread, Glory Days Grill, Edible Arrangements, and more
- Liberia Avenue is a dense retail and commuter corridor with several shopping centers and national/credit big box retailers
- Surrounding shopping centers include Walmart Supercenter, Parkhurst Plaza, Davis Ford Crossing, Hastings Marketplace, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover exposure for this site

Signalized, Hard Corner Intersection | Drive-Thru Equipped | Excellent Visibility & Access

- Chase Bank is strategically located at the signalized, hard corner intersection of Liberia Avenue and Spring Hill Road, averaging nearly 50,000 combined vehicles passing by daily
- The asset is equipped with a two-lane drive-thru, providing ease and convenience for customers
- Subject property benefits from significant street frontage along Liberia Avenue and Signal Hill Road

PROPERTY OVERVIEW



LOCATION



Manassas, Virginia
Washington DC MSA

ACCESS



Liberia Avenue: 1 Access Point
Signal Hill Road: 1 Access Point

TRAFFIC COUNTS



Liberia Avenue: 41,000 VPD
Signal Hill Road: 7,300 VPD
Prince William Parkway/State Highway 294: 38,000 VPD

IMPROVEMENTS



There is approximately 3,400 SF of existing building area

PARKING



There are approximately 21 parking spaces on the owned parcel.
The parking ratio is approximately 5.25 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 100-01-00-169Q2
Acres: 0.61
Square Feet: 26,370

CONSTRUCTION



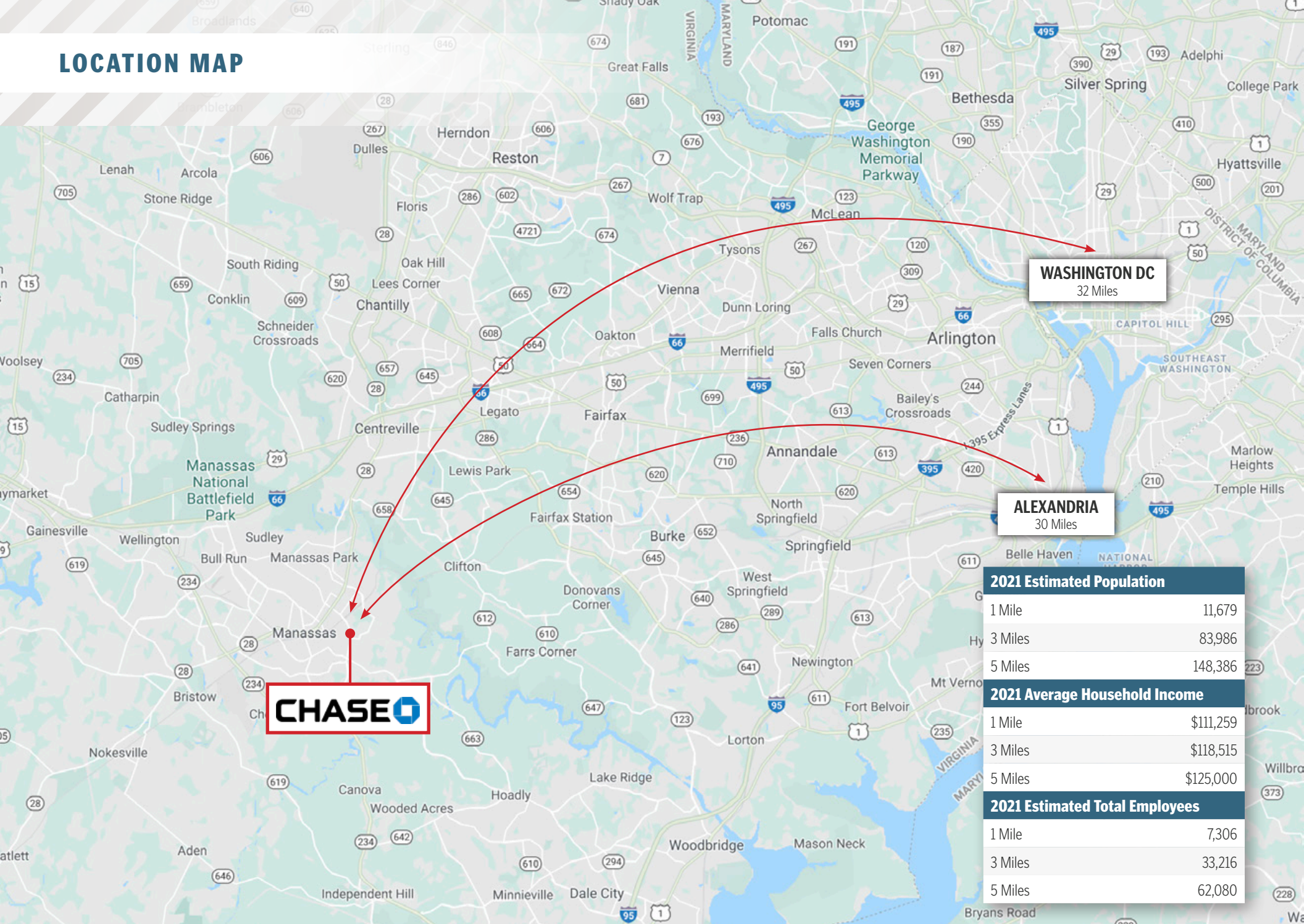
Year Built: 2004
Year Renovated: 2022

ZONING



B4: General Commercial District

LOCATION MAP



WASHINGTON DC
32 Miles

ALEXANDRIA
30 Miles

CHASE

2021 Estimated Population	
1 Mile	11,679
3 Miles	83,986
5 Miles	148,386
2021 Average Household Income	
1 Mile	\$111,259
3 Miles	\$118,515
5 Miles	\$125,000
2021 Estimated Total Employees	
1 Mile	7,306
3 Miles	33,216
5 Miles	62,080

PROPERTY PHOTOS















MANASSAS, VIRGINIA

Manassas is an independent city in the Commonwealth of Virginia. The City of Manassas had a population of 41,712 as of July 1, 2021. The city borders Prince William County, and the independent city of Manassas Park, Virginia. The Bureau of Economic Analysis includes both Manassas and Manassas Park with Prince William County for statistical purposes.

Tourism has been growing in importance. The city's third-largest employer is Micron Technology. Headquartered in Boise, Idaho, this manufacturer of semiconductors operates its wafer factory in Manassas, where it employs 1650 people directly, and several hundred others through vendor contracts. Other major employers include Lockheed Martin and the Novant Prince William Health System. The Manassas Regional Airport has 26 businesses operating out of the airport property. There are 415 based airplanes and two fixed-base operators, APP Jet Center and Dulles Aviation. The Manassas Regional Airport has land available for development.

Manassas and nearby Attractions are Manassas National Battlefield Park, Manassas Museum, Department of Motor Vehicles Manassas, Stonewall Recreation Center, Cannon Branch, Baldwin Park.

While in Manassas, one can visit the historic sites and museums nearby. Among these are Manassas National Battlefield Park, Ben Lomond Manor House, Manassas Museum, and U.S. Marine Corps Air-Ground Museum. The city also has a number of beautiful churches and cemeteries that are worth visiting. The shores of the Cannon Branch are popular tourist destinations. At the city's parks, visitors can pursue a range of recreational activities. In addition, the city hosts annual celebrations including the African-American Heritage Festival, Fall Jubilee, Latino Festival, Old World Festival, and Prince William County Fair.

Strayer University-Manassas Campus is the local institute of higher education. Other institutes within a radius of 20 miles include George Mason University and Northern Virginia Community College. Air transportation is available from Washington Dulles International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	11,679	83,986	148,386
2026 Projected Population	12,542	88,634	155,185
Projected Annual Growth 2021 to 2026	1.44%	1.08%	0.90%
2021 Median Age	37.0	35.2	35.3
Households & Growth			
2021 Estimated Households	3,965	26,481	47,737
2026 Projected Households	4,225	27,909	49,794
Projected Annual Growth 2021 to 2026	1.28%	1.06%	0.85%
Race & Ethnicity			
2021 Estimated White	61.43%	60.86%	61.24%
2021 Estimated Black or African American	13.43%	13.63%	13.04%
2021 Estimated Asian or Pacific Islander	10.34%	8.38%	9.16%
2021 Estimated American Indian or Native Alaskan	0.68%	0.63%	0.58%
2021 Estimated Other Races	13.33%	16.91%	16.67%
2021 Estimated Hispanic	31.73%	37.22%	35.10%
Income			
2021 Estimated Average Household Income	\$111,259	\$118,515	\$125,000
2021 Estimated Median Household Income	\$89,007	\$93,177	\$95,287
Businesses & Employees			
2021 Estimated Total Businesses	637	2,928	5,128
2021 Estimated Total Employees	7,306	33,216	62,080





CHASE BANK

chase.com

Company Type: Subsidiary

Locations: 5,000+

Parent: JPMorgan Chase & Co.

2021 Employees: 271,025

2021 Revenue: \$121.65 Billion

2021 Net Income: \$46.50 Billion

2021 Assets: \$3.74 Trillion

2021 Equity: \$294.13 Billion

Credit Rating: S&P: A+

JPMorgan Chase Bank doing business as Chase Bank is a national Association provides various banking and other financial services to corporate, institutional, and governmental clients in the United States and internationally. It offers noninterest-bearing deposits; and interest-bearing deposits. The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans. In addition, it offers credit card loans; and wholesale loans to various customers, such as corporate and institutional clients, and high-net-worth individuals, as well as investment banking, financial transactions processing, and asset management services. The company was founded in 2000 and is based in New York, New York. JPMorgan Chase Bank, National Association operates as a subsidiary of JPMorgan Chase & Co.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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