

Project Description & Location

- Acquisition by the Economic Development Authority (EDA) of the 13.5-acre Manassas Shopping Center at 9018 Mathis Ave.
- The existing building is over 100,000 square feet.
- Purchase price: \$16 million
- Current assessed value: almost \$11 million
- The purchase price is funded by one-time ARPA funds and capital reserve funds, and is included in the FY2025 budget that begins July 1, 2024.
- The sale does not impact the City's tax rate.
- Closing is expected in summer 2024.

Short-Term Plans

- In the short term the shopping center will generate about \$1 million annually from lease revenues, which will be retained for public use.
- All existing leases will be honored. Existing tenants will be supported, but will be relocated over time.
- New leases to existing or prospective tenants may be granted on a short-term basis.
- Sales, meals, property and business taxes will still be paid; the Economic Development Authority will continue to pay real estate taxes and manage the property.

Long-Term Plans

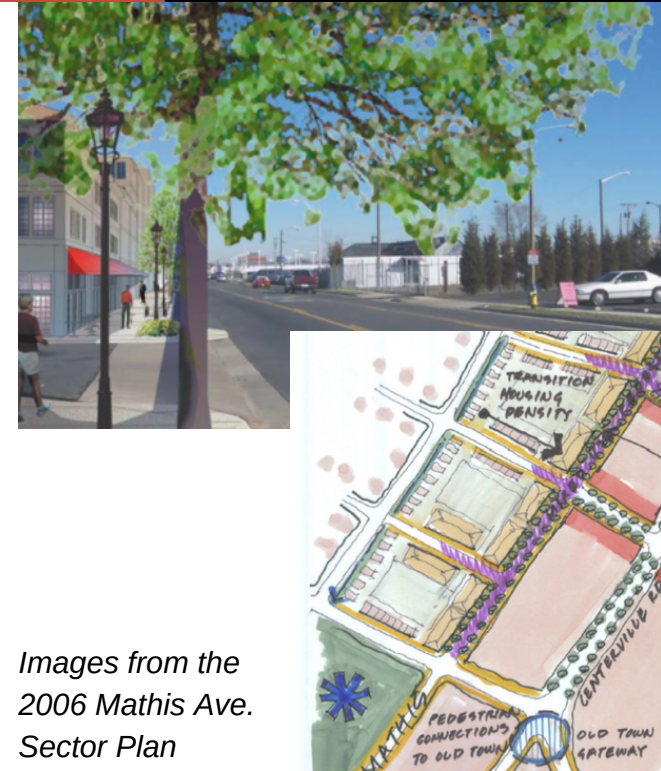
- The 65-year old shopping center will be redeveloped, possibly in phases.
- Interim adaptive reuse of the space could be possible.
- The project may provide opportunities for the City to meet its attainable housing goals, and may include retail and office space.

History

- Extensive community input on Mathis Ave. redevelopment dates to the 2006 Mathis Avenue Sector Plan.
- In 2019 the Mathis Ave. Streetscape Capital Improvement Project (CIP) was introduced, which will complement this project.
- The Manassas 2040 Comprehensive Plan also details redevelopment uses for the Mathis Character Area.

Contact

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Images from the 2006 Mathis Ave. Sector Plan

Community Input

Share your ideas about redeveloping the Manassas Shopping Center and track the project at:

www.manassasva.gov/msc

Town Hall Meeting
March 18 at 7 PM *and*
FY25 Budget Public Hearing
April 22 at 5:30 PM
both at: Jennie Dean Elementary School
9601 Prince William St.