

# WELLINGTON STATION PAD SITE MANASSAS, VA

3,710 SF PAD SITE AVAILABLE WITH TRIPLE DRIVE-THRU

PAD SITE



**RAPPAPORT**  
CULTIVATING PLACES

# WELLINGTON STATION PAD SITE

## MANASSAS, VA

- | Growing residential neighborhood surrounded by new development with strong population and daytime demographics
- | Nationally recognized co-tenant including Giant, Truist, and Subway
- | Opportunity features excellent visibility and access from Wellington Road and Dumfries Road

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	20,307	73,154	150,034
 DAYTIME POPULATION	4,182	32,082	60,350
 HOUSEHOLD INCOME	\$97,202	\$103,991	\$150,034
 TRAFFIC COUNTS	17,000 on Dumfries Road		

### CO-TENANTS



# WELLINGTON STATION PAD SITE MANASSAS, VA



**WELLINGTON STATION SHOPPING CENTER**

**Giant** **TRUIST** **BURGER KING**  
**SUBWAY** **KFC** **PNC BANK**

**SIGNAL HILL SHOPPING CENTER**

**GameStop** **Panera Bread**  
**fresh world** **Capital One Bank**  
**Chick-fil-z** **AT&T**

**PARKHURST PLAZA**

**ALDI** **FIREHOUSE SUBS**  
*LeDo Pizza* **QDOBA MEXICAN EATS**  
**noodles & COMPANY** **Starbucks**

**Walmart**

**Wawa**

**EVERGREEN TERRANCE**

**Red Robin** **DUNKIN'**  
**LONGHORN STEAKHOUSE** **PANDA EXPRESS**

**FAR EAST PLAZA**

**PRINCE WILLIAM GATEWAY (UNDER CONSTRUCTION)**

**LIDL** **TEXAS ROADHOUSE**

**HASTINGS MARKETPLACE**

**Harris Teeter** **PAPA JOE'S**  
**BUFFALO WILD WINGS** **Bank of America**

**DAVIS FORD CROSSING**

**CVS pharmacy** **STAPLES**  
**PETCO** **LA FITNESS**  
**MATTRESS FIRM**

3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

WELLINGTON ROAD 15,000 VPD

LIBERIA AVENUE

**WELLINGTON STATION SHOPPING CENTER**

**PARKHURST PLAZA**

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**MATTRESS FIRM**

# SITE PLAN

WELLINGTON STATION PAD SITE | MANASSAS, VA

3,710 SF PAD SITE AVAILABLE WITH TRIPLE DRIVE-THRU



## TENANT LIST

WELLINGTON STATION PAD SITE | MANASSAS, VA

#	SQ. FT	MERCHANT
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1	6,036	Manassas Library
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2	67,282	Giant
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3	1,600	ManiLuxx Nail and Spa
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4	1,600	Available
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5	1,600	Subway
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6	1,467	Available
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#	SQ. FT	MERCHANT
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7	3,236	Velocity Wings
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8A	4,731	Express Care
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8B	1,249	Poodle Doodle
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9	1,200	He & She Hair Salon
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10	1,547	Panda Cafe
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11	1,507	DVM Veterinary Clinic
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#	SQ. FT	MERCHANT
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12	2,280	Pizza Hut
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13	5,600	Burger King
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14	2,800	KFC/Taco Bell
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15	3,000	TRUIST
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16	3,710	Available
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**WELLINGTON STATION PAD SITE | 10100 DUMFRIES ROAD, MANASSAS, VA**

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