

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 2025

	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  PNC BANK

SIGNAL HILL SHOPPING CENTER

GameStop 
fresh world 
Chick-fil-z 

PARKHURST PLAZA

 FIREHOUSE SUBS FOUNDED BY FIREMEN™
Ledo Pizza QDOBA MEXICAN EATS
noodles & COMPANY 

Walmart 

Wawa 

EVERGREEN TERRANCE

Red Robin 
GOURMET BURGERS AND BEERS
LONGHORN STEAKHOUSE 

FAR EAST PLAZA

**PRINCE WILLIAM GATEWAY
(UNDER CONSTRUCTION)**

HASTINGS MARKETPLACE

Harris Teeter 
Your Neighborhood Food Market PIZZA PAPA JOHN'S
BUFFALO WILD WINGS 

DAVIS FORD CROSSING

CVS pharmacy 
 LA FITNESS
MATTRESS FIRM

3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

WELLINGTON ROAD 15,000 VPD

LIBERIA AVENUE

SITE PLAN

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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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