

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  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 DUNKIN'
GOURMET BURGERS AND BEERS
LONGHORN STEAKHOUSE 

FAR EAST PLAZA

**PRINCE WILLIAM GATEWAY
(UNDER CONSTRUCTION)**

HASTINGS MARKETPLACE

Harris Teeter 
Your Neighborhood Food Market PIZZA
BUFFALO WILD WINGS 

DAVIS FORD CROSSING

CVS pharmacy 
PETCO 
MATTRESS FIRM

3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

WELLINGTON ROAD 15,000 VPD

LIBERIA AVENUE

SITE PLAN

WELLINGTON STATION PAD SITE | MANASSAS, VA

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TENANT LIST

WELLINGTON STATION PAD SITE | MANASSAS, VA

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|---|-------|------------------|
| 1 | 6,036 | Manassas Library |
|---|-------|------------------|

| | | |
|---|--------|-------|
| 2 | 67,282 | Giant |
|---|--------|-------|

| | | |
|---|-------|-----------------------|
| 3 | 1,600 | ManiLuxx Nail and Spa |
|---|-------|-----------------------|

| | | |
|---|-------|-----------|
| 4 | 1,600 | Available |
|---|-------|-----------|

| | | |
|---|-------|--------|
| 5 | 1,600 | Subway |
|---|-------|--------|

| | | |
|---|-------|-----------|
| 6 | 1,467 | Available |
|---|-------|-----------|

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|---|-------|----------------|
| 7 | 3,236 | Velocity Wings |
|---|-------|----------------|

| | | |
|----|-------|--------------|
| 8A | 4,731 | Express Care |
|----|-------|--------------|

| | | |
|----|-------|---------------|
| 8B | 1,249 | Poodle Doodle |
|----|-------|---------------|

| | | |
|---|-------|---------------------|
| 9 | 1,200 | He & She Hair Salon |
|---|-------|---------------------|

| | | |
|----|-------|------------|
| 10 | 1,547 | Panda Cafe |
|----|-------|------------|

| | | |
|----|-------|-----------------------|
| 11 | 1,507 | DVM Veterinary Clinic |
|----|-------|-----------------------|

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|----|-------|-----------|
| 12 | 2,280 | Pizza Hut |
|----|-------|-----------|

| | | |
|----|-------|-------------|
| 13 | 5,600 | Burger King |
|----|-------|-------------|

| | | |
|----|-------|---------------|
| 14 | 2,800 | KFC/Taco Bell |
|----|-------|---------------|

| | | |
|----|-------|--------|
| 15 | 3,000 | TRUIST |
|----|-------|--------|

| | | |
|----|-------|-----------|
| 16 | 3,710 | Available |
|----|-------|-----------|



WELLINGTON STATION PAD SITE | 10100 DUMFRIES ROAD, MANASSAS, VA

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