

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



3,444 HOUSEHOLD UNITS

DUMFRIES ROAD 17,000 VPD

WELLINGTON ROAD 15,000 VPD

LIBERTIA AVENUE

SIGNAL HILL SHOPPING CENTER



PARKHURST PLAZA



Walmart

Wawa

EVERGREEN TERRANCE



FAR EAST PLAZA

PRINCE WILLIAM GATEWAY (UNDER CONSTRUCTION)



DAVIS FORD CROSSING



HASTINGS MARKETPLACE



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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